

MEMORANDUM

Agenda Item No. 8(K)(1)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: May 7, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution retroactively authorizing the County Mayor's action in executing options to enter into a ground lease with Perrine Apartments, Ltd., Perrine Apartments II, Ltd., Perrine Apartments III, Ltd., and Perrine Apartments IV, Ltd. (Owner Entities) that evidence and preserves site control of Perrine Gardens and Perrine Villas Public Housing Developments (Project Sites); and authorizing the County Mayor to: (1) execute such agreements or documents as may be required by the United States Department of Housing and Urban Development (HUD) and Florida Housing Finance Corporation (FHFC) to evidence such site control of the Project Sites; (2) negotiate a 75-year ground lease with Atlantic Pacific Communities, LLC or the Owner Entities, subject to the Board and HUD's approval; (3) execute a Master Development Agreement (MDA) with Perrine Holdings, LLC as assignee of Atlantic Pacific Communities, LLC (collectively APC), and exercise all provisions contained in the MDA; (4) execute all necessary rental assistance demonstration and/or mixed-finance agreements and all other documents related to the development; (5) submit a demolition and/or disposition application to HUD, if required; and (6) execute amendments to annual contributions contracts, if required

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee




Geri Bonzon-Keenan
County Attorney

GBK/jp

MDC001

Date: May 7, 2024

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Recommendation to Execute a Master Development Agreement with Perrine Holdings, LLC as Assignee of Atlantic Pacific Communities, LLC Pursuant to Work Order Proposal Request (WOPR) No. 01295-01, Redevelopment of County Properties Under the Rental Assistance Demonstration (RAD) Program

Executive Summary

On June 8, 2020, the County solicited proposals under Work Order Proposal Request No. 01295-01, Redevelopment of County Properties Under the Rental Assistance Demonstration Program (RAD) for the Public Housing and Community Development Department (Department) from the prequalified developer pool for the redevelopment of County properties: South Miami Gardens (Group 1); Arthur Mays Villas & Naranja (Group 2); Little Havana Homes & Jose Marti Plaza (Group 3); Perrine Gardens and Perrine Villas (Group 4); and Homestead Gardens (Group 5) under RAD (WOPR). On February 2, 2021, the Board of County Commissioners ("Board") adopted Resolution No. R-76-21, which awarded Atlantic Pacific Communities, LLC development rights of Perrine Gardens and Perrine Villas ("Group 4" or "project sites"). This item recommends that the Board retroactively authorize the County Mayor or County Mayor's designee's action in executing the options to enter into a ground lease with Perrine Apartments, Ltd., Perrine Apartments II, Ltd., Perrine Apartments III, Ltd., Perrine Apartments IV, Ltd. ("Owner Entities") that evidences and preserves site control as required by the United States Department of Housing and Urban Development (HUD) and the Florida Housing Finance Corporation (FHFC). This item also seeks the Board's approval to authorize the County Mayor or County Mayor's designee to execute the master development agreement (MDA) with Perrine Holdings, LLC as assignee of Atlantic Pacific Communities, LLC (collectively "APC"), and any agreements or documents as may be required by the FHFC, and negotiate a 75-year Ground Lease Agreement ("lease") and other related agreements with APC, subject to approval of the Board and HUD, for the redevelopment of the project sites pursuant to the WOPR.

Recommendation

It is recommended that the Board:

1. Retroactively authorize the County Mayor or County Mayor's designee's action in executing the option to enter into a ground lease with the Owner Entities that evidences and preserves site control as required by HUD and FHFC;
2. Authorize the County Mayor or County Mayor's designee to take any additional steps required by FHFC or other funding source to preserve Owner Entities' site control of the project sites until such time as HUD has approved the lease;
3. Authorize the County Mayor or County Mayor's designee to negotiate the lease with APC or the Owner Entities, which such lease shall be subject to the Board's and HUD's approval;
4. Authorize the County Mayor or County Mayor's designee to execute the MDA with APC, and to exercise all provisions contained termination, in the MDA, including, but not limited to: (a)

termination and technical and non-substantive amendment provisions; (b) reviewing and approving documents, plans, any and all other requests required of, or allowed by, APC, its sublessees or assignees to be submitted to County; (c) consenting to actions, events, and undertakings by APC or extensions of time periods for which consent is required by County, including, but not limited to, extensions of time for the performance of any obligation by County; (d) executing any and all documents on behalf of County necessary or convenient to the foregoing approvals, consents, and appointments; (e) assisting APC with and executing on behalf of the County any applications or other documents, needed to comply with applicable regulatory procedures and to secure financing, permits or other approvals to accomplish the construction of any and all improvements in and refurbishments of the property; (f) executing joinders and consents to easement and access agreements, for the purposes of granting any needed non-exclusive vehicular and/or pedestrian ingress and egress access routes and for any parking within and throughout the project; and (g) amending the MDA to correct any typographical or non-material errors, to address revisions or supplements hereto of a non-material nature or to carry out the purposes of the MDA;

5. Subject to HUD's approval, authorize the County Mayor or County Mayor's designee to execute any and all necessary RAD and/or mixed-finance and related agreements and any and all other documents related to necessary for the development, management, and operation of the project sites;
6. Authorize the County Mayor or County Mayor's designee to submit a demolition and/or disposition application to HUD, if required, for the project for the purpose of demolishing and disposing of the existing building located on the project sites; and
7. Authorize the County Mayor or County Mayor's designee to execute amendments to annual contributions contracts (ACC), if required; to execute and agreement, release from declarations of trust, and any other documents on behalf of the County, subject HUD's approval; and to exercise amendments, modification, cancellations and termination clauses.

Scope

The scope of this item is countywide in nature; however, the project sites are located in District 9, which is represented by Commissioner Kionne McGhee.

Fiscal Impact/Funding Source

There is no fiscal impact to the County related to the execution of the option to enter into a ground lease or similar instrument and the MDA.

Track Record/Monitor

Alex Ballina, Director of the Department, is the project manager and Indira Rajkumar-Futch is the Procurement Contracting Manager.

Delegated Authority

Upon the approval of this item, the County Mayor or County Mayor's designee will be authorized to: (1) execute the option to enter into a ground lease or similar instrument with the Owner Entities that evidences and preserves site control of the project sites as required by HUD and FHFC, and to take any additional steps required by FHFC to preserve APC's site control of the project sites until such time as HUD has approved the lease, (2) negotiate the lease, subject to the Board's and HUD's approval, and (3) execute the MDA and to exercise all provisions contained therein, including, but not limited to, (a) termination and technical and non-substantive amendment provisions; (b) review and approve documents, plans, any

and all other requests required of, or allowed by, APC, its sublessees or assignees to be submitted to County; (c) consent to actions, events, and undertakings by APC or extensions of time periods for which consent is required by County, including, but not limited to, extensions of time for the performance of any obligation by County; (d) execute any and all documents on behalf of County necessary or convenient to the foregoing approvals, consents, and appointments; (e) assist APC with and execute on behalf of the County any applications or other documents, needed to comply with applicable regulatory procedures and to secure financing, permits or other approvals to accomplish the construction of any and all improvements in and refurbishments of the property; (f) execute joinders and consents to easement and access agreements, for the purposes of granting any needed non-exclusive vehicular and/or pedestrian ingress and egress access routes and for any parking within and throughout the project; and (g) amend the MDA to correct any typographical or non-material errors, to address revisions or supplements hereto of a non-material nature or to carry out the purposes of the MDA. Further, the County Mayor or County Mayor's designee will also have the authority to: (1) subject to HUD's approval, execute any and all necessary RAD and/or mixed-finance and related agreements and any and all other documents related to necessary for the development, management, and operation of the project sites; (2) submit a demolition and/or disposition application to HUD, if required, for the project for the purpose of demolishing and disposing of the existing building located on the project sites; and (3) execute amendments to annual contributions contracts, if required; to execute and agreement, release from declarations of trust, and any other documents on behalf of the County, subject HUD's approval, and to exercise amendments, modification, cancellations and termination clauses.

Background

The project sites are part of the County's effort to re-develop, modernize, and financially stabilize most of the County's public housing units through the RAD program, which is a federal program that allows public housing authorities to convert public housing, which have been facing significant federal funding decreases, to a more financially stable Section 8 project-based funding model. Through the RAD conversion process public housing can be modernized through redevelopment projects that are able to leverage additional financing from public and private sources, public housing units are replaced on a one-for-one basis, and current residents are provided with a guaranteed right to return along with other resident protection rights. In March 2019, the County obtained a portfolio award from HUD which allows the County to redevelop 6,426 of its existing public housing units, including the project sites, through the RAD conversion process. Subsequently, the County's portfolio award was amended to increase the total number of units converted through RAD to 7,718.

On April 7, 2020, the Board adopted Resolution No. R-298-20, which approved a pool of prequalified developers in accordance with RFQ-01295, Redevelopment of County Properties Under the RAD Program Pool. The County advertised a WOPR to obtain proposals from the pool of prequalified developers for the redevelopment of public housing properties for the Department, consisting of the following groups: Group 1 – South Miami Gardens; Group 2 – Arthur Mays Villas and Naranja; Group 3 – Little Havana Homes and Jose Marti Plaza; Group 4 – Perrine Gardens and Perrine Villas; and Group 5 – Homestead Gardens. On October 6, 2020, the Board adopted Resolution No. R-961-20, which awarded development rights to various developers. APC was recommended at that time to be awarded development rights of the project sites. However, as a result of a bid protest filed by Pinnacle Communities, LLC, the Board directed the County Mayor County Mayor's designee to entertain the bid protest, return to the Board with the results of the bid protest, and to seek further approval from the Board to award an 11-month ground lease agreement to the prevailing party. On February 2, 2021, the Board adopted Resolution No. R-76-21, which authorized the execution of the ground lease with APC. However, in September 2022, HUD issued a notice to all public housing agencies, including the County, and housing finance authorities, instructing them to avoid executing ground leases when a developer is seeking low-income tax credits or other funding because the execution of such leases would trigger a violation of the ACC with HUD and

raise environmental concerns. Notwithstanding this directive, the notice authorizes public housing agencies to execute options to enter into ground leases. Therefore, this item seeks approval of the lease option agreement, which is attached to the resolution.

Additionally, this item seeks authorization to execute the MDA. Pursuant to the MDA, APC has agreed to construct a development that will consist of a minimum of 758 mixed-income units, which will replace the existing 178 public housing units. APC has also agreed to set aside a unit for security guards to provide 24/7 onsite security vigilance services. APC has further agreed to provide certain community benefits which include a commitment by APC to provide a minimum of 35 percent of the value of the construction subcontracts to Section 3 certified or certified small business, disadvantage enterprises small minority and women business enterprises and labor surplus area firms, In addition, APC has agreed to give a minimum of 30 percent of the new and existing vacant construction jobs for Section 3 eligible residents or targeted zip code residents. In the event APC fails to comply with the community benefits requirements, then APC will be required to pay liquidated damages to the County.

Expediting the approval process is consistent with the Department's need to provide assurances to HUD that the County is making significant progress on the RAD program. As required by the RAD program, the Department continues to explain the RAD program to residents to hear their concerns and to answer any questions. The Department is required by HUD and the Board's Rules of Procedures to have a series of at least four meetings with the community throughout the execution of the project. The Department has had a total of four meetings with the community. The first meeting took place on May 12, 2020, and the second meeting happened on May 15, 2020. Both meetings were held virtually in ZOOM due to the Covid-19 Pandemic. The third and fourth meetings were held in person with the community on December 7, 2021, and May 2, 2022, respectively. The Department is planning to have at least four additional meetings with residents. In addition, the Department requires that APC establish a grievance and care procedure to address any of the resident's and community's concerns through the process of redeveloping the project sites.



Morris Copeland
Chief Community Services Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: May 7, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(1)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(K)(1)

5-7-24

RESOLUTION NO. _____

RESOLUTION RETROACTIVELY AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE'S ACTION IN EXECUTING OPTIONS TO ENTER INTO A GROUND LEASE WITH PERRINE APARTMENTS, LTD., PERRINE APARTMENTS II, LTD., PERRINE APARTMENTS III, LTD., AND PERRINE APARTMENTS IV, LTD. (OWNER ENTITIES) THAT EVIDENCE AND PRESERVES SITE CONTROL OF PERRINE GARDENS AND PERRINE VILLAS PUBLIC HOUSING DEVELOPMENTS (PROJECT SITES); AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO: (1) EXECUTE SUCH AGREEMENTS OR DOCUMENTS AS MAY BE REQUIRED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND FLORIDA HOUSING FINANCE CORPORATION (FHFC) TO EVIDENCE SUCH SITE CONTROL OF THE PROJECT SITES; (2) NEGOTIATE A 75-YEAR GROUND LEASE WITH ATLANTIC PACIFIC COMMUNITIES, LLC OR THE OWNER ENTITIES, SUBJECT TO THE BOARD AND HUD'S APPROVAL; (3) EXECUTE A MASTER DEVELOPMENT AGREEMENT (MDA) WITH PERRINE HOLDINGS, LLC AS ASSIGNEE OF ATLANTIC PACIFIC COMMUNITIES, LLC (COLLECTIVELY APC), AND EXERCISE ALL PROVISIONS CONTAINED IN THE MDA; (4) EXECUTE ALL NECESSARY RENTAL ASSISTANCE DEMONSTRATION AND/OR MIXED-FINANCE AGREEMENTS AND ALL OTHER DOCUMENTS RELATED TO THE DEVELOPMENT; (5) SUBMIT A DEMOLITION AND/OR DISPOSITION APPLICATION TO HUD, IF REQUIRED; AND (6) EXECUTE AMENDMENTS TO ANNUAL CONTRIBUTIONS CONTRACTS, IF REQUIRED

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board retroactively authorizes the County Mayor or County Mayor's designee's action in executing the options to enter into a ground lease with Perrine Apartments, Ltd., Perrine Apartments II, Ltd., Perrine Apartments III, Ltd., and Perrine Apartments IV, Ltd. ("Owner Entities"), in substantially the form attached hereto as Attachment "A" and incorporated herein by reference, that evidences and preserves site control of the Perrine Gardens and Perrine Villas public housing developments ("project sites") as required by the United States Department of Housing and Urban Development (HUD) and Florida Housing Finance Corporation (FHFC). This Board further authorizes the County Mayor or County Mayor's designee to take any additional steps required by FHFC to preserve the Owner Entities' site control of the project sites until such time as HUD has approved the 75-year ground lease ("lease") described in section 2 of this resolution.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to negotiate a lease with Atlantic Pacific Communities, LLC (APC) or the Owner Entities. The fully negotiated lease shall be submitted to this Board and HUD for their approval.

Section 3. This Board authorizes the County Mayor or County Mayor's designee to execute the master development agreement (MDA) with APC, in substantially the form attached hereto as Attachment "B" and incorporated herein by reference. This Board further authorizes the County Mayor or County Mayor's designee to exercise all provisions contained in the MDA, including, but not limited to: (a) termination and technical and non-substantive amendment provisions; (b) reviewing and approving documents, plans, any and all other requests required of, or allowed by, APC, its sublessees or assignees to be submitted to County; (c) consenting to actions, events, and undertakings by APC or extensions of time periods for which consent is required by County, including, but not limited to, extensions of time for the performance of any

obligation by County; (d) executing any and all documents on behalf of County necessary or convenient to the foregoing approvals, consents, and appointments; (e) assisting APC with and executing on behalf of the County any applications or other documents, needed to comply with applicable regulatory procedures and to secure financing, permits or other approvals to accomplish the construction of any and all improvements in and refurbishments of the property; (f) executing joinders and consents to easement and access agreements, for the purposes of granting any needed non-exclusive vehicular and/or pedestrian ingress and egress access routes and for any parking within and throughout the project; and (g) amending the MDA to correct any typographical or non-material errors, to address revisions or supplements hereto of a non-material nature or to carry out the purposes of the MDA.

Section 4. Subject to HUD's approval, authorize the County Mayor or County Mayor's designee to execute any and all necessary RAD and/or mixed-finance and related agreements and any and all other documents related to necessary for the development, management, and operation of the project sites.

Section 5. This Board authorizes the County Mayor or County Mayor's designee to submit a demolition and/or disposition application to HUD, if required, for the project sites for the purpose of demolishing and disposing of the existing building located on the project sites.

Section 6. This Board authorizes the County Mayor or County Mayor's designee to execute amendments to annual contributions contracts, if required; to execute agreements, release from declarations of trust, and any other documents on behalf of the County, subject HUD's approval, and to exercise amendments, modification, cancellations and termination clauses.

Section 7. This Board directs the County Mayor or County Mayor's designee to provide a copy of the option to enter into a ground lease or similar instrument to the Property Appraiser's Office.

Section 8. This Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the option to enter into a ground lease or similar instrument, if required, lease, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County, and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board further directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The foregoing resolution was offered by Commissioner _____ ,
who moved its adoption. The motion was seconded by Commissioner _____
and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of May, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

Attachment A

OPTION TO GROUND LEASE

This Option to Ground Lease (this “**Option**”) is made and entered into as of July 1, 2023 by and between Miami-Dade County, a political subdivision of the State of Florida, and a “public housing agency” as defined in accordance with the provisions of the United States Housing Act of 1937, as amended, (42 U.S.C. § 1437, *et seq.*) (the “**Authority**”), and Perrine Apartments, LTD., a Florida Limited Partnership (the “**Optionee**”), an affiliate of Atlantic Pacific Communities, LLC.

WITNESSETH

WHEREAS, the Authority has selected Atlantic Pacific Communities, LLC (the “**Developer**”), to redevelop Perrine Gardens and Perrine Villas.

WHEREAS, the Authority owns public housing located on land in Miami-Dade County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”).

WHEREAS, Developer has caused Optionee to be organized to serve as the “Owner Entity” with respect to this phase of the redevelopment effort (the “**Development Phase**”).

WHEREAS, Optionee intends to redevelop (under the Rental Assistance Demonstration (“**RAD**”) program of the United States Department of Housing and Urban Development (“**HUD**”) the public housing currently on the Property, together with the construction of related site improvements and amenities on the Property (the “**Project**”).

WHEREAS, Optionee intends to apply to the Request for Applications (“**RFA**”), issued by the Florida Housing Finance Corporation (“**FHFC**”) for tax-exempt bonds and/or low-income housing tax credits (“**LIHTC**”) to assist in the development of the Project

WHEREAS, in connection with the LIHTC application to FHFC and otherwise to pursue financing, Optionee must demonstrate that it has “site control” of the Property sufficient to comply with the applicable financing requirements and issues this Option in order to satisfy same.

WHEREAS, the Option provides Optionee with the option to enter into a long-term ground lease of the Property (the “**Lease**”) with the Authority in order to facilitate the Project, which the Authority and Optionee seek to pursue.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and the mutual covenants of the Authority and Optionee and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and the Optionee hereby agree as follows:

1. Option. At any time on or before the Termination Date (as defined in Section 2), Optionee shall have the right and option to lease the Property pursuant to the Lease. Optionee may exercise the option granted herein at any time during the time prior to the Termination Date by notifying the Authority in writing at least thirty (30) days prior to the date the Lease shall become effective; provided, however, that the form and substance of the Lease and the execution and delivery of the Lease shall be subject to the approval of HUD, if and as required.

2. Term. Unless exercised by execution of the Lease or extended in writing by the parties hereto, this Option shall terminate without notice on July 31, 2024 (the “**Termination Date**”).

3. Terms and Conditions of Lease. The material terms of the Lease shall be as follows:

- a. The Lease term shall be seventy-five (75) years.
- b. The lease will contain such reasonable terms and conditions as are required by the Authority, lenders, investors, and HUD.
- c. The Lease rent shall be as follows:
 - i. An annual share of 10% the net cash flow payable, commencing after the stabilization period, about one year after issuance of Certificate of Occupancy of the Project through the end of the Lease term, payable out of the available net cash flow distributable by Optionee; and
 - ii. a one-time capitalized lease payment, to be paid upon Financial Closing, in the amount of \$10,000.00 per unit.
- d. Title to the Property shall be “as is” and subject to of all liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements including, but not limited to, use restrictions placed on the Property in conformance with HUD or FHFC requirements, and any other permitted exceptions agreed to by the Authority and Optionee. The Authority and Optionee acknowledge and agree that Optionee will rely on title insurance with respect to its leasehold interest in the Property and its ownership interest in the Project.
- e. The Optionee will be responsible for all operating expenses of the Property, including insurance and all real estate taxes or payments in lieu of real estate taxes.
- f. Except as expressly set forth in the Lease, neither the Authority nor the Optionee will have the right to transfer or assign its rights under the Lease, except with the consent of the other and, if applicable, of HUD.
- g. Use of the Property will be the redevelopment, construction, and operation of

affordable housing including units to be assisted under the HUD RAD/Section 18 program or otherwise.

4. Conditions. The Authority and the Optionee shall each be obligated to execute and deliver the Lease only upon the satisfaction of each of the following conditions:

- a. The Optionee shall have obtained any and all government approvals, licenses, permits and other approvals necessary for the development of the Project, including, without limitation, such approvals as may be required under the National Environmental Policy Act and regulations thereunder. Without limitation, Optionee and/or the Authority shall have completed any federally required environmental review and its request for release of federal funds has been approved (and upon compliance with any conditions of approval established by the Responsible Entity and/or HUD), unless it has been determined that the transfer is exempt from federal environmental review and a request for release of funds is not required.
- b. The Optionee shall have received an allocation of tax-exempt financing and/or LIHTC for the Project, facilitated the contribution of equity through the admission of an equity investor in the Owner Entity, and arranged debt financing that the parties agree are sufficient to develop the Property; and
- c. The Authority shall have received, on or before entering into the Lease, HUD's approval, if required, of the disposition of the Property, the conversion of assistance under the RAD program, and transactional documents including the form of the Lease.
- d. The property is encumbered by a DOT (in favor of HUD), which recording folio numbers can be found under Exhibit A. The proposed Ground Lease will include any HUD required model language. Neither Authority nor Optionee shall have any obligation to lease the land/property, and no transfer of a leasehold or fee title interest to Optionee may occur, unless and until HUD has provided a written notification that HUD has completed a Federally required environmental review and, subject to any other contingencies of that approval notification. Prior to execution of the Ground Lease or transfer of fee title, HUD's disposition approval under Section 18 or other pertinent statute must be obtained; any existing residents of dwelling units on the property must be relocated, as necessary and consistent with applicable relocation requirements, if required by HUD; any HUD approved demolition actions on the property must be completed.

5. Termination. In addition to the terms established on Section 2 above, the occurrence of any of the following shall give the Authority the right to terminate this Option to Ground Lease upon the terms and conditions set forth below:

- a. Optionee fails to exercise its intention to apply to the Florida Housing Finance Corporation ("FHFC") for tax-exempt bonds and/or low-income housing tax credits

(“LIHTC”).

- b. Institution of proceedings in voluntary bankruptcy by the Optionee.
- c. Institution of proceedings in involuntary bankruptcy against the Optionee if such proceedings continue for a period of Ninety (90) days or more.
- d. Assignment of Lease by the Authority for the benefit of creditors.
- e. A final determination of termination of this Option to Ground Lease in a court of law in favor of the Authority in litigation instituted by the Optionee against the Authority or brought by the Authority against Optionee.
- f. Optionee’s failure to cure, within thirty (30) days following Optionee’s receipt of written notice from the Authority with respect to Optionee’s failure to cure a condition posing a threat to health or safety of the public or patrons (or such longer period if the default is not capable of being cured in such 30 days period).

6. Debt Financing. The Optionee will be permitted to assign or encumber its leasehold interest under the Lease as security for debt financing for the Project. Such assignments or encumbrances will be subject to the approval of the Authority and, if applicable, HUD.

7. Restrictive Covenant. In the event Optionee receives an allocation of LIHTC or tax-exempt bonds, the Authority hereby agrees that in its capacity as ground lessor under the Lease it shall execute for recordation a Low-Income Housing Tax Credit restrictive covenant if and as required by FHFC.

8. HUD/RAD Requirements. The parties to this Option shall comply with all applicable HUD and RAD Requirements including any applicable use restrictions. This Option is subject to those regulations and required approvals including all those regulations and required HUD approvals, including those under the RAD program, as applicable.

9. **URA Compliance:** The Authority acknowledges that prior to entering into this Option:

- a. Optionee has represented that it does not have authority to acquire property by eminent domain.
- b. Optionee has clearly advised the Authority that the Optionee is unable to acquire the property if negotiations fail to result in an agreement; and
- c. Optionee has informed the Authority in writing of what it believes to be the market value of the Property; or, in the alternative, that the Option calls for a price to be set at a future date based on an appraisal of fair market value that will be made available to the Authority.

10. Conveyance “AS IS.” The Authority will lease the Property to Optionee on an “AS IS,

WHERE-IS, WITH ALL FLAWS” basis with no representations or warranties whatsoever regarding the Property.

11. License to Inspect. Prior to Closing on the Development Phase, the Authority shall grant Optionee a license to go onto the Property (or so much of it as the Authority then controls) and conduct all such inspections and testing as is reasonably necessary for development of the Project, provided that:

a. The Authority is given at least 48 hours’ prior notice in writing, where feasible, or such shorter notice as it reasonably agrees to, including a description of any inspections and testing to be performed.

b. all inspection and testing will be conducted in compliance with all applicable requirements and done in a manner to minimize any material interference with any tenant’s use and enjoyment of the Property.

c. Optionee and its contractors shall carry the insurance reasonably required by the Authority (which insurance shall cover any investigation performed pursuant to this license) and shall provide the Authority with proof of coverage at the time of any request for access and shall name the Authority as an additional insured, as its interests may appear, on any such insurance.

d. unless due to the gross negligence or substantial misconduct of the Authority its commissioners, officers, agents, contractors or employees, Optionee shall defend, indemnify and hold the Authority, its commissioners, officers, agents, contractors or employees, and their successors and assigns, harmless against and from any and all liability, claim of liability or expense arising out of or in any way connected with (i) any default by Optionee in performing any of its obligations hereunder or in accordance with the applicable requirements, or (ii) any negligent, reckless or intentionally tortious act or omission of Optionee or any of its agents, contractors, servants or employees in exercising its rights hereunder, such indemnification obligation of Optionee to survive any expiration or termination of this Option; and

e. upon completion of any investigation or testing, Optionee shall return the Property to substantially the same condition as existed prior to Optionee undertaking such investigation or testing unless otherwise agreed in writing by the Authority, in which event Optionee agrees to accept the site at Closing in such resulting condition and to restore the Property in the event Optionee fails to achieve Closing, except as otherwise agreed to by the Authority in writing, such restoration obligation of Optionee to survive any expiration or termination of this Option.

12. Recordation. Neither this Option nor the Lease shall be recorded, but upon execution of the Lease a memorandum of the Lease shall be recorded in the appropriate office of public records. All costs of transfer and recordation will be borne by the Optionee as a Project expense, and not by the Authority.

13. Notices. Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing, signed by the party giving such notice, and shall be delivered in person or sent by registered or certified mail to the other party hereto.

such notice or election shall be deemed to have been given. For the purpose of this Option:

If to County: Miami-Dade County
c/o Miami-Dade Public Housing and Community
Development
701 N.W. 1st Court, 16th Floor
Miami, Florida 33136
Attn: Alex R. Ballina, Director

With a copy to: Miami-Dade County Attorney's Office
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128
Attn: Terrence A. Smith, Esq.
Assistant County Attorney

If to the Developer: Atlantic Pacific Communities, LLC.
161 NW 6th Street, Suite 1020
Miami, FL 33136
Attn: Kenneth Naylor

With a copy to: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, FL 33131
Attn: Richard A. Perez, Esq.

14. Choice of Law. This Option shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflicts of laws provision thereof. Any action or proceeding arising hereunder shall be brought in the State or Federal Courts in Miami-Dade County, Florida.

15. No Assignment. The Optionee shall not assign its interest in the Option without the prior written consent of the Authority.

16. Counterparts. This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts and this Option shall be binding if each party shall have executed at least one counterpart. A fully executed facsimile or .PDF copy of this Option, a copy of this Option signed by DocuSign or similar service or transmitted electronically, shall be effective as an original for any and all purposes.

[signature page follow]

IN WITNESS WHEREOF, the parties herein have set their hands as of the day and year first above written.

COUNTY:

MIAMI-DADE COUNTY, a political subdivision of the State of Florida

By: [Signature]
Name: MORRIS COPELAND, CPM
Title: CHIEF COMMUNITY SERVICES OFFICER
MIAMI-DADE COUNTY, FL



Attest: Juan Fernandez-Barquin, Clerk of the Court and Comptroller

By: [Signature] 7/12/23
Deputy Clerk Anthony Lavadie - e302751

Approved as to form and legal sufficiency.

By: [Signature]
Terrence A. Smith
Assistant County Attorney

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of July, by Morris Copeland as Chief Community Services Officer of Miami-Dade County, a political subdivision of the State of Florida.

[Signature]
Notary Public, State of Florida
SHIRLEY L. JONES
Commission # HH 039047
Expires September 2, 2024
Print, Type or Stamp Name

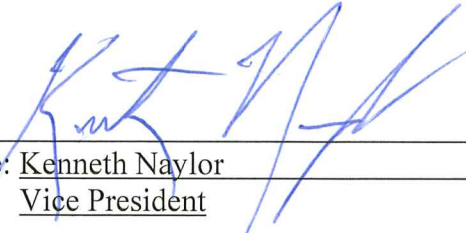
Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____

OPTIONEE:

Perrine Apartments, LTD

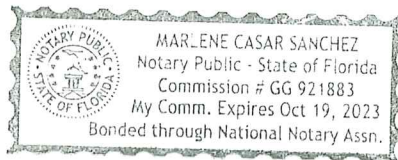
By: APC Perrine Apartments, LLC,
its general partner

By: APCHD MM II Inc.,
its manager

By: 
Name: Kenneth Naylor
Title: Vice President

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 5th day of May, 2023, by Kenneth Naylor, Vice President of APCHD
MM II Inc, a Delaware Corporation.




Notary Public, State of Florida

Marlene Sanchez
Print, Type or Stamp Name

Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____

Exhibit A

FOLIO: 30-5032-035-0020

A PORTION OF TRACT "C". PERRINE GARDENS SUBDIVISION NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT "C". · THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT "C". SOUTH 64°41'09" EAST FOR A DISTANCE OF 44.00 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH AND 44.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID TRACT "C". NORTH 25°12'37" EAST FOR A DISTANCE OF 166.61 FEET TO A POINT; THENCE SOUTH 64°45'38" EAST FOR A DISTANCE OF 60.15 FEET TO A POINT; THENCE NORTH 25°14'22" EAST FOR A DISTANCE OF 41.10 FEET TO A POINT; THENCE SOUTH 64°45'38" EAST FOR A DISTANCE OF 65.78 FEET TO A POINT; THENCE NORTH 25°14'22" EAST FOR A DISTANCE OF 72.54 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "C". · THE NEXT THREE DESCRIBED COURSES BEING ALONG THE NORTHERLY, NORTHWESTERLY AND WESTERLY LINES OF SAID TRACT "C". · THENCE NORTH 64°44'46" WEST FOR A DISTANCE OF 340.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'51" . FOR AN ARC DISTANCE OF 39.28 FEET TO A POINT OF TANGENCY, · THENCE SOUTH 25°14'22" WEST, FOR A DISTANCE OF 115.00 FEET TO A POINT, · THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT "C". SOUTH 64°43'28" EAST FOR A DISTANCE OF 195.14 FEET TO A POINT, · THENCE ALONG THE WESTERLY LINE OF SAID TRACT "C". SOUTH 25°12'37" WEST FOR A DISTANCE OF 140.16 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

OPTION TO GROUND LEASE

This Option to Ground Lease (this “**Option**”) is made and entered into as of July 1, 2023 by and between Miami-Dade County, a political subdivision of the State of Florida, and a “public housing agency” as defined in accordance with the provisions of the United States Housing Act of 1937, as amended, (42 U.S.C. § 1437, *et seq.*) (the “**Authority**”), and Perrine Apartments II, Ltd., a Florida Limited Partnership (the “**Optionee**”), an affiliate of Atlantic Pacific Communities, LLC.

WITNESSETH

WHEREAS, the Authority has selected Atlantic Pacific Communities, LLC (the “**Developer**”), to redevelop Perrine Gardens and Perrine Villas.

WHEREAS the Authority owns public housing located on land in Miami-Dade County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”).

WHEREAS, Developer has caused Optionee to be organized to serve as the “Owner Entity” with respect to this phase of the redevelopment effort (the “**Development Phase**”).

WHEREAS, Optionee intends to redevelop (under the Rental Assistance Demonstration (“**RAD**”) program of the United States Department of Housing and Urban Development (“**HUD**”)) the public housing currently on the Property, together with the construction of related site improvements and amenities on the Property (the “**Project**”).

WHEREAS, Optionee intends to apply to the Request for Applications (“**RFA**”) issued by the Florida Housing Finance Corporation (“**FHFC**”) for tax-exempt bonds and/or low-income housing tax credits (“**LIHTC**”) to assist in the development of the Project).

WHEREAS, in connection with the LIHTC application to FHFC and otherwise to pursue financing, Optionee must demonstrate that it has “site control” of the Property sufficient to comply with the applicable financing requirements and issues this Option in order to satisfy same.

WHEREAS, the Option provides Optionee with the option to enter into a long-term ground lease of the Property (the “**Lease**”) with the Authority in order to facilitate the Project, which the Authority and Optionee seek to pursue.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and the mutual covenants of the Authority and Optionee and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and the Optionee hereby agree as follows:

1. Option. At any time on or before the Termination Date (as defined in Section 2), Optionee shall have the right and option to lease the Property pursuant to the Lease. Optionee may exercise the option granted herein at any time during the time prior to the Termination Date by notifying the Authority in writing at least thirty (30) days prior to the date the Lease shall become effective; provided, however, that the form and substance of the Lease and the execution and delivery of the Lease shall be subject to the approval of HUD, if and as required.

2. Term. Unless exercised by execution of the Lease or extended in writing by the parties hereto, this Option shall terminate without notice on July 31, 2024 (the “**Termination Date**”).

3. Terms and Conditions of Lease. The material terms of the Lease shall be as follows:

- a. The Lease term shall be seventy-five (75) years.
- b. The lease will contain such reasonable terms and conditions as are required by the Authority, lenders, investors, and HUD.
- c. The Lease rent shall be as follows:
 - i. An annual share of 10% the net cash flow payable, commencing after the stabilization period, about one year after issuance of Certificate of Occupancy of the Project through the end of the Lease term, payable out of the available net cash flow distributable by Optionee; and
 - ii. a one-time capitalized lease payment, to be paid upon Financial Closing, in the amount of \$10,000.00 per unit.
- d. Title to the Property shall be “as is” and subject to of all liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements including, but not limited to, use restrictions placed on the Property in conformance with HUD or FHFC requirements, and any other permitted exceptions agreed to by the Authority and Optionee. The Authority and Optionee acknowledge and agree that Optionee will rely on title insurance with respect to its leasehold interest in the Property and its ownership interest in the Project.
- e. The Optionee will be responsible for all operating expenses of the Property, including insurance and all real estate taxes or payments in lieu of real estate taxes.
- f. Except as expressly set forth in the Lease, neither the Authority nor the Optionee will have the right to transfer or assign its rights under the Lease, except with the consent of the other and, if applicable, of HUD.
- g. Use of the Property will be the redevelopment, construction, and operation of affordable housing including units to be assisted under the HUD RAD/Section 18

program or otherwise.

4. Conditions. The Authority and the Optionee shall each be obligated to execute and deliver the Lease only upon the satisfaction of each of the following conditions:

- a. The Optionee shall have obtained any and all government approvals, licenses, permits and other approvals necessary for the development of the Project, including, without limitation, such approvals as may be required under the National Environmental Policy Act and regulations thereunder. Without limitation, Optionee and/or the Authority shall have completed any federally required environmental review and its request for release of federal funds has been approved (and upon compliance with any conditions of approval established by the Responsible Entity and/or HUD), unless it has been determined that the transfer is exempt from federal environmental review and a request for release of funds is not required.
- b. The Optionee shall have received an allocation of tax-exempt financing and/or LIHTC for the Project, facilitated the contribution of equity through the admission of an equity investor in the Owner Entity, and arranged debt financing that the parties agree are sufficient to develop the Property; and
- c. The Authority shall have received, on or before entering into the Lease, HUD's approval, if required, of the disposition of the Property, the conversion of assistance under the RAD program, and transactional documents including the form of the Lease.
- d. The property is encumbered by a DOT (in favor of HUD), which recording folio numbers can be found under Exhibit A. The proposed Ground Lease will include any HUD required model language. Neither Authority nor Optionee shall have any obligation to lease the land/property, and no transfer of a leasehold or fee title interest to Optionee may occur, unless and until HUD has provided a written notification that HUD has completed a Federally required environmental review and, subject to any other contingencies of that approval notification. Prior to execution of the Ground Lease or transfer of fee title, HUD's disposition approval under Section 18 or other pertinent statute must be obtained; any existing residents of dwelling units on the property must be relocated, as necessary and consistent with applicable relocation requirements, if required by HUD; any HUD approved demolition actions on the property must be completed.

5. Termination. In addition to the terms established on Section 2 above, the occurrence of any of the following shall give the Authority the right to terminate this Option to Ground Lease upon the terms and conditions set forth below:

- a. Optionee fails to exercise its intention to apply to the Florida Housing Finance Corporation ("FHFC") for tax-exempt bonds and/or low-income housing tax credits ("LIHTC").

- b. Institution of proceedings in voluntary bankruptcy by the Optionee.
- c. Institution of proceedings in involuntary bankruptcy against the Optionee if such proceedings continue for a period of Ninety (90) days or more.
- d. Assignment of Lease by the Authority for the benefit of creditors.
- e. A final determination of termination of this Option to Ground Lease in a court of law in favor of the Authority in litigation instituted by the Optionee against the Authority or brought by the Authority against Optionee.
- f. Optionee's failure to cure, within thirty (30) days following Optionee's receipt of written notice from the Authority with respect to Optionee's failure to cure a condition posing a threat to health or safety of the public or patrons (or such longer period if the default is not capable of being cured in such 30 days period).

6. Debt Financing. The Optionee will be permitted to assign or encumber its leasehold interest under the Lease as security for debt financing for the Project. Such assignments or encumbrances will be subject to the approval of the Authority and, if applicable, HUD.

7. Restrictive Covenant. In the event Optionee receives an allocation of LIHTC or tax-exempt bonds, the Authority hereby agrees that in its capacity as ground lessor under the Lease it shall execute for recordation a Low-Income Housing Tax Credit restrictive covenant if and as required by FHFC.

8. HUD/RAD Requirements. The parties to this Option shall comply with all applicable HUD and RAD Requirements including any applicable use restrictions. This Option is subject to those regulations and required approvals including all those regulations and required HUD approvals, including those under the RAD program, as applicable.

9. **URA Compliance:** The Authority acknowledges that prior to entering into this Option:

- a. Optionee has represented that it does not have authority to acquire property by eminent domain.
- b. Optionee has clearly advised the Authority that the Optionee is unable to acquire the property if negotiations fail to result in an agreement; and
- c. Optionee has informed the Authority in writing of what it believes to be the market value of the Property; or, in the alternative, that the Option calls for a price to be set at a future date based on an appraisal of fair market value that will be made available to the Authority.

10. Conveyance "AS IS." The Authority will lease the Property to Optionee on an "AS IS, WHERE-IS, WITH ALL FLAWS" basis with no representations or warranties whatsoever

regarding the Property.

11. License to Inspect. Prior to Closing on the Development Phase, the Authority shall grant Optionee a license to go onto the Property (or so much of it as the Authority then controls) and conduct all such inspections and testing as is reasonably necessary for development of the Project, provided that:

a. The Authority is given at least 48 hours' prior notice in writing, where feasible, or such shorter notice as it reasonably agrees to, including a description of any inspections and testing to be performed.

b. all inspection and testing will be conducted in compliance with all applicable requirements and done in a manner to minimize any material interference with any tenant's use and enjoyment of the Property.

c. Optionee and its contractors shall carry the insurance reasonably required by the Authority (which insurance shall cover any investigation performed pursuant to this license) and shall provide the Authority with proof of coverage at the time of any request for access and shall name the Authority as an additional insured, as its interests may appear, on any such insurance.

d. unless due to the gross negligence or substantial misconduct of the Authority its commissioners, officers, agents, contractors or employees, Optionee shall defend, indemnify and hold the Authority, its commissioners, officers, agents, contractors or employees, and their successors and assigns, harmless against and from any and all liability, claim of liability or expense arising out of or in any way connected with (i) any default by Optionee in performing any of its obligations hereunder or in accordance with the applicable requirements, or (ii) any negligent, reckless or intentionally tortious act or omission of Optionee or any of its agents, contractors, servants or employees in exercising its rights hereunder, such indemnification obligation of Optionee to survive any expiration or termination of this Option; and

e. upon completion of any investigation or testing, Optionee shall return the Property to substantially the same condition as existed prior to Optionee undertaking such investigation or testing unless otherwise agreed in writing by the Authority, in which event Optionee agrees to accept the site at Closing in such resulting condition and to restore the Property in the event Optionee fails to achieve Closing, except as otherwise agreed to by the Authority in writing, such restoration obligation of Optionee to survive any expiration or termination of this Option.

12. Recordation. Neither this Option nor the Lease shall be recorded, but upon execution of the Lease a memorandum of the Lease shall be recorded in the appropriate office of public records. All costs of transfer and recordation will be borne by the Optionee as a Project expense, and not by the Authority.

13. Notices. Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing, signed by the party giving such notice, and shall be delivered in person or sent by registered or certified mail to the other party hereto. The date of personal delivery or the date of such mailing, as the case may be, shall be the date that

such notice or election shall be deemed to have been given. For the purpose of this Option:

If to County:	Miami-Dade County c/o Miami-Dade Public Housing and Community Development 701 N.W. 1 st Court, 16 th Floor Miami, Florida 33136 Attn: Alex R. Ballina, Director
With a copy to:	Miami-Dade County Attorney's Office 111 N.W. 1 st Street, Suite 2810 Miami, Florida 33128 Attn: Terrence A. Smith, Esq. Assistant County Attorney
If to the Developer:	Atlantic Pacific Communities, LLC. 161 NW 6 th Street, Suite 1020 Miami, FL 33136 Attn: Kenneth Naylor
With a copy to:	Holland & Knight LLP 701 Brickell Avenue Suite 3000 Miami, FL 33131 Attn: Richard A. Perez, Esq.

14. Choice of Law. This Option shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflicts of laws provision thereof. Any action or proceeding arising hereunder shall be brought in the State or Federal Courts in Miami-Dade County, Florida.

15. No Assignment. The Optionee shall not assign its interest in the Option without the prior written consent of the Authority.

16. Counterparts. This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts, and this Option shall be binding if each party shall have executed at least one counterpart. A fully executed facsimile or .PDF copy of this Option, a copy of this Option signed by DocuSign or similar service or transmitted electronically, shall be effective as an original for any and all purposes.

[signature page follow]

IN WITNESS WHEREOF, the parties herein have set their hands as of the day and year first above written.

COUNTY:

MIAMI-DADE COUNTY, a political subdivision of the State of Florida

By: [Signature]
Name: MORRIS COPELAND, CPM
Title: CHIEF COMMUNITY SERVICES OFFICER
MIAMI-DADE COUNTY, FL



Attest: Juan Fernandez-Barquin, Clerk of the Court and Comptroller

By: [Signature] 7/11/23
Deputy Clerk Anthony Lavadie - e302751

Approved as to form and legal sufficiency.

By: [Signature]
Terrence A. Smith
Assistant County Attorney

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of July, by Morris Copeland as Chief Community Services Officer of Miami-Dade County, a political subdivision of the State of Florida.

 SHIRLEY L. JONES
Commission # HH 039047
Expires September 2, 2024
Notary Public, State of Florida

Shirley L. Jones
Print, Type or Stamp Name

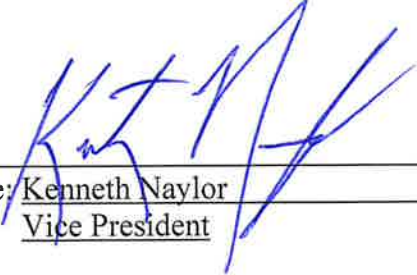
Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____

OPTIONEE:

Perrine Apartments II, Ltd.

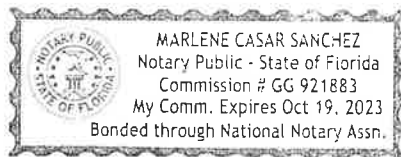
By: APC Perrine Apartments II, LLC,
its general partner


By: APCHD MM II Inc.,
its manager

By: 
Name: Kenneth Naylor
Title: Vice President

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 5th day of May, 2023, by Kenneth Naylor, Vice President of APCIID
MM II Inc, a Delaware Corporation.




Notary Public, State of Florida

Marlene Sanchez
Print, Type or Stamp Name

Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____

Exhibit A

FOLIO: 30-5032-035-0020

TRACT "C". PERRINE GARDENS SUBDIVISION NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT "C"; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT "C". SOUTH 64°41'09" EAST FOR A DISTANCE OF 44.00 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH AND 44.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID TRACT "C". NORTH 25°12'37" EAST FOR A DISTANCE OF 166.61 FEET TO A POINT; THENCE SOUTH 64°45'38" EAST FOR A DISTANCE OF 60.15 FEET TO A POINT; THENCE NORTH 25°14'22" EAST FOR A DISTANCE OF 41.10 FEET TO A POINT; THENCE SOUTH 64°45'38" EAST FOR A DISTANCE OF 65.78 FEET TO A POINT; THENCE NORTH 25°14'22" EAST FOR A DISTANCE OF 72.54 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "C"; THE NEXT THREE DESCRIBED COURSES BONG ALONG THE NORTHERLY, NORTHWESTERLY AND WESTERLY LINES OF SAID TRACT "C"; THENCE NORTH 64°44'46" WEST FOR A DISTANCE OF 340.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'51", FOR AN ARC DISTANCE OF 39.28 FT TO A POINT OF TANGENCY; THENCE SOUTH 25°14'22" WEST, FOR A DISTANCE OF 115.00 FEET TO A POINT; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT "C". SOUTH 64°43'28" EAST FOR A DISTANCE OF 195.14 FEET TO A POINT; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "C", SOUTH 25°12'37" WEST FOR A DISTANCE OF 140.16 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

OPTION TO GROUND LEASE

Aug. 1 This Option to Ground Lease (this “**Option**”) is made and entered into as of _____, 2023 by and between Miami-Dade County, a political subdivision of the State of Florida, and a “public housing agency” as defined in accordance with the provisions of the United States Housing Act of 1937, as amended, (42 U.S.C. § 1437, *et seq.*) (the “**Authority**”), and Perrine Apartments III, Ltd., a Florida Limited Partnership (the “**Optionee**”), an affiliate of Atlantic Pacific Communities, LLC.

WITNESSETH

WHEREAS, the Authority has selected Atlantic Pacific Communities, LLC (the “**Developer**”), to redevelop Perrine Gardens and Perrine Villas.

WHEREAS the Authority owns public housing located on land in Miami-Dade County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”).

WHEREAS, Developer has caused Optionee to be organized to serve as the “Owner Entity” with respect to this phase of the redevelopment effort (the “**Development Phase**”).

WHEREAS, Optionee intends to redevelop (under the Rental Assistance Demonstration (“**RAD**”) program of the United States Department of Housing and Urban Development (“**HUD**”)) the public housing currently on the Property, together with the construction of related site improvements and amenities on the Property (the “**Project**”).

WHEREAS, Optionee intends to apply to the Request for Applications (“**RFA**”) issued by the Florida Housing Finance Corporation (“**FHFC**”) for tax-exempt bonds and/or low-income housing tax credits (“**LIHTC**”) to assist in the development of the Project).

WHEREAS, in connection with the LIHTC application to FHFC and otherwise to pursue financing, Optionee must demonstrate that it has “site control” of the Property sufficient to comply with the applicable financing requirements and issues this Option in order to satisfy same.

WHEREAS, the Option provides Optionee with the option to enter into a long-term ground lease of the Property (the “**Lease**”) with the Authority in order to facilitate the Project, which the Authority and Optionee seek to pursue.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and the mutual covenants of the Authority and Optionee and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and the Optionee hereby agree as follows:

1. Option. At any time on or before the Termination Date (as defined in Section 2), Optionee shall have the right and option to lease the Property pursuant to the Lease. Optionee may exercise the option granted herein at any time during the time prior to the Termination Date by notifying the Authority in writing at least thirty (30) days prior to the date the Lease shall become effective; provided, however, that the form and substance of the Lease and the execution and delivery of the Lease shall be subject to the approval of HUD, if and as required.

2. Term. Unless exercised by execution of the Lease or extended in writing by the parties hereto, this Option shall terminate without notice on August 31, 2024 (the “**Termination Date**”).

3. Terms and Conditions of Lease. The material terms of the Lease shall be as follows:

- a. The Lease term shall be seventy-five (75) years.
- b. The lease will contain such reasonable terms and conditions as are required by the Authority, lenders, investors, and HUD.
- c. The Lease rent shall be as follows:
 - i. An annual share of 10% the net cash flow payable, commencing after the stabilization period, about one year after issuance of Certificate of Occupancy of the Project through the end of the Lease term, payable out of the available net cash flow distributable by Optionee; and
 - ii. a one-time capitalized lease payment, to be paid upon Financial Closing, in an estimated amount of \$1,160,000.00, which is calculated at \$10,000.00 time 116 units.
- d. Title to the Property shall be “as is” and subject to of all liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements including, but not limited to, use restrictions placed on the Property in conformance with HUD or FHFC requirements, and any other permitted exceptions agreed to by the Authority and Optionee. The Authority and Optionee acknowledge and agree that Optionee will rely on title insurance with respect to its leasehold interest in the Property and its ownership interest in the Project.
- e. The Optionee will be responsible for all operating expenses of the Property, including insurance and all real estate taxes or payments in lieu of real estate taxes.
- f. Except as expressly set forth in the Lease, neither the Authority nor the Optionee will have the right to transfer or assign its rights under the Lease, except with the consent of the other and, if applicable, of HUD.
- g. Use of the Property will be the redevelopment, construction, and operation of

program or otherwise.

4. Conditions. The Authority and the Optionee shall each be obligated to execute and deliver the Lease only upon the satisfaction of each of the following conditions:

- a. The Optionee shall have obtained any and all government approvals, licenses, permits and other approvals necessary for the development of the Project, including, without limitation, such approvals as may be required under the National Environmental Policy Act and regulations thereunder. Without limitation, Optionee and/or the Authority shall have completed any federally required environmental review and its request for release of federal funds has been approved (and upon compliance with any conditions of approval established by the Responsible Entity and/or HUD), unless it has been determined that the transfer is exempt from federal environmental review and a request for release of funds is not required.
- b. The Optionee shall have received an allocation of tax-exempt financing and/or LIHTC for the Project, facilitated the contribution of equity through the admission of an equity investor in the Owner Entity, and arranged debt financing that the parties agree are sufficient to develop the Property; and
- c. The Authority shall have received, on or before entering into the Lease, HUD's approval, if required, of the disposition of the Property, the conversion of assistance under the RAD program, and transactional documents including the form of the Lease.
- d. The property is encumbered by a DOT (in favor of HUD), which recording folio numbers can be found under Exhibit A. The proposed Ground Lease will include any HUD required model language. Neither Authority nor Optionee shall have any obligation to lease the land/property, and no transfer of a leasehold or fee title interest to Optionee may occur, unless and until HUD has provided a written notification that HUD has completed a Federally required environmental review and, subject to any other contingencies of that approval notification. Prior to execution of the Ground Lease or transfer of fee title, HUD's disposition approval under Section 18 or other pertinent statute must be obtained; any existing residents of dwelling units on the property must be relocated, as necessary and consistent with applicable relocation requirements, if required by HUD; any HUD approved demolition actions on the property must be completed.

5. Termination. In addition to the terms established on Section 2 above, the occurrence of any of the following shall give the Authority the right to terminate this Option to Ground Lease upon the terms and conditions set forth below:

- a. Optionee fails to exercise its intention to apply to the Florida Housing Finance Corporation ("FHFC") for tax-exempt bonds and/or low-income housing tax credits ("LIHTC").

- b. Institution of proceedings in voluntary bankruptcy by the Optionee.
- c. Institution of proceedings in involuntary bankruptcy against the Optionee if such proceedings continue for a period of Ninety (90) days or more.
- d. Assignment of Lease by the Authority for the benefit of creditors.
- e. A final determination of termination of this Option to Ground Lease in a court of law in favor of the Authority in litigation instituted by the Optionee against the Authority or brought by the Authority against Optionee.
- f. Optionee's failure to cure, within thirty (30) days following Optionee's receipt of written notice from the Authority with respect to Optionee's failure to cure a condition posing a threat to health or safety of the public or patrons (or such longer period if the default is not capable of being cured in such 30 days period).

6. Debt Financing. The Optionee will be permitted to assign or encumber its leasehold interest under the Lease as security for debt financing for the Project. Such assignments or encumbrances will be subject to the approval of the Authority and, if applicable, HUD.

7. Restrictive Covenant. In the event Optionee receives an allocation of LIHTC or tax-exempt bonds, the Authority hereby agrees that in its capacity as ground lessor under the Lease it shall execute for recordation a Low-Income Housing Tax Credit restrictive covenant if and as required by FHFC.

8. HUD/RAD Requirements. The parties to this Option shall comply with all applicable HUD and RAD Requirements including any applicable use restrictions. This Option is subject to those regulations and required approvals including all those regulations and required HUD approvals, including those under the RAD program, as applicable.

9. **URA Compliance:** The Authority acknowledges that prior to entering into this Option:

- a. Optionee has represented that it does not have authority to acquire property by eminent domain.
- b. Optionee has clearly advised the Authority that the Optionee is unable to acquire the property if negotiations fail to result in an agreement; and
- c. Optionee has informed the Authority in writing of what it believes to be the market value of the Property; or, in the alternative, that the Option calls for a price to be set at a future date based on an appraisal of fair market value that will be made available to the Authority.

10. Conveyance "AS IS." The Authority will lease the Property to Optionee on an "AS IS, WHERE-IS, WITH ALL FLAWS" basis with no representations or warranties whatsoever

regarding the Property.

11. License to Inspect. Prior to Closing on the Development Phase, the Authority shall grant Optionee a license to go onto the Property (or so much of it as the Authority then controls) and conduct all such inspections and testing as is reasonably necessary for development of the Project, provided that:

a. The Authority is given at least 48 hours' prior notice in writing, where feasible, or such shorter notice as it reasonably agrees to, including a description of any inspections and testing to be performed.

b. all inspection and testing will be conducted in compliance with all applicable requirements and done in a manner to minimize any material interference with any tenant's use and enjoyment of the Property.

c. Optionee and its contractors shall carry the insurance reasonably required by the Authority (which insurance shall cover any investigation performed pursuant to this license) and shall provide the Authority with proof of coverage at the time of any request for access and shall name the Authority as an additional insured, as its interests may appear, on any such insurance.

d. unless due to the gross negligence or substantial misconduct of the Authority its commissioners, officers, agents, contractors or employees, Optionee shall defend, indemnify and hold the Authority, its commissioners, officers, agents, contractors or employees, and their successors and assigns, harmless against and from any and all liability, claim of liability or expense arising out of or in any way connected with (i) any default by Optionee in performing any of its obligations hereunder or in accordance with the applicable requirements, or (ii) any negligent, reckless or intentionally tortious act or omission of Optionee or any of its agents, contractors, servants or employees in exercising its rights hereunder, such indemnification obligation of Optionee to survive any expiration or termination of this Option; and

e. upon completion of any investigation or testing, Optionee shall return the Property to substantially the same condition as existed prior to Optionee undertaking such investigation or testing unless otherwise agreed in writing by the Authority, in which event Optionee agrees to accept the site at Closing in such resulting condition and to restore the Property in the event Optionee fails to achieve Closing, except as otherwise agreed to by the Authority in writing, such restoration obligation of Optionee to survive any expiration or termination of this Option.

12. Recordation. Neither this Option nor the Lease shall be recorded, but upon execution of the Lease a memorandum of the Lease shall be recorded in the appropriate office of public records. All costs of transfer and recordation will be borne by the Optionee as a Project expense, and not by the Authority.

13. Notices. Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing, signed by the party giving such notice, and shall be delivered in person or sent by registered or certified mail to the other party hereto. The date of personal delivery or the date of such mailing, as the case may be, shall be the date that

such notice or election shall be deemed to have been given. For the purpose of this Option:

If to County: Miami-Dade County
c/o Miami-Dade Public Housing and Community
Development
701 N.W. 1st Court, 16th Floor
Miami, Florida 33136
Attn: Alex R. Ballina, Director

With a copy to: Miami-Dade County Attorney's Office
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128
Attn: Terrence A. Smith, Esq.
Assistant County Attorney

If to the Developer: Atlantic Pacific Communities, LLC.
161 NW 6th Street, Suite 1020
Miami, FL 33136
Attn: Kenneth Naylor

With a copy to: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, FL 33131
Attn: Richard A. Perez, Esq.

14. Choice of Law. This Option shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflicts of laws provision thereof. Any action or proceeding arising hereunder shall be brought in the State or Federal Courts in Miami-Dade County, Florida.

15. No Assignment. The Optionee shall not assign its interest in the Option without the prior written consent of the Authority.

16. Counterparts. This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts, and this Option shall be binding if each party shall have executed at least one counterpart. A fully executed facsimile or .PDF copy of this Option, a copy of this Option signed by DocuSign or similar service or transmitted electronically, shall be effective as an original for any and all purposes.

[signature page follow]

IN WITNESS WHEREOF, the parties herein have set their hands as of the day and year first above written.

COUNTY:

MIAMI-DADE COUNTY, a political subdivision of the State of Florida

By: [Signature]
Name: MORRIS COPELAND, CPM
Title: CHIEF COMMUNITY SERVICES OFFICER
MIAMI-DADE COUNTY, FL

Attest: Juan Fernandez-Barquin, Clerk of the Court and Comptroller



By: [Signature]
(Deputy Clerk Signature)
Print Name: Anthony Lavadie - e302751

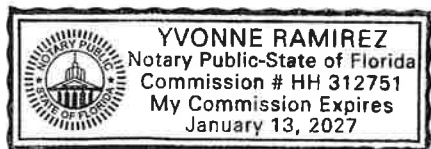
Date: 8/1/23

Approved as to form and legal sufficiency.

By: [Signature]
Terrence A. Smith
Assistant County Attorney

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of August 2023 by Morris Copeland as Chief Community Services Officer of Miami-Dade County, a political subdivision of the State of Florida.



[Signature]
Notary Public, State of Florida
Yvonne Ramirez
Print, Type or Stamp Name

Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____

OPTIONEE:

Perrine Apartments III, Ltd.
By: Perrine Apartments III GP, LLC,
its general partner
By: APCHD MM II Inc.,
its managing member

By: [Signature]
Name: Kenneth Naylor
Title: Vice President

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 19th day of July, 2023, by [Kenneth Naylor], [Vice President] of
[APCHD MM II Inc.], a [Delaware Corporation].



[Signature]
Notary Public, State of Florida

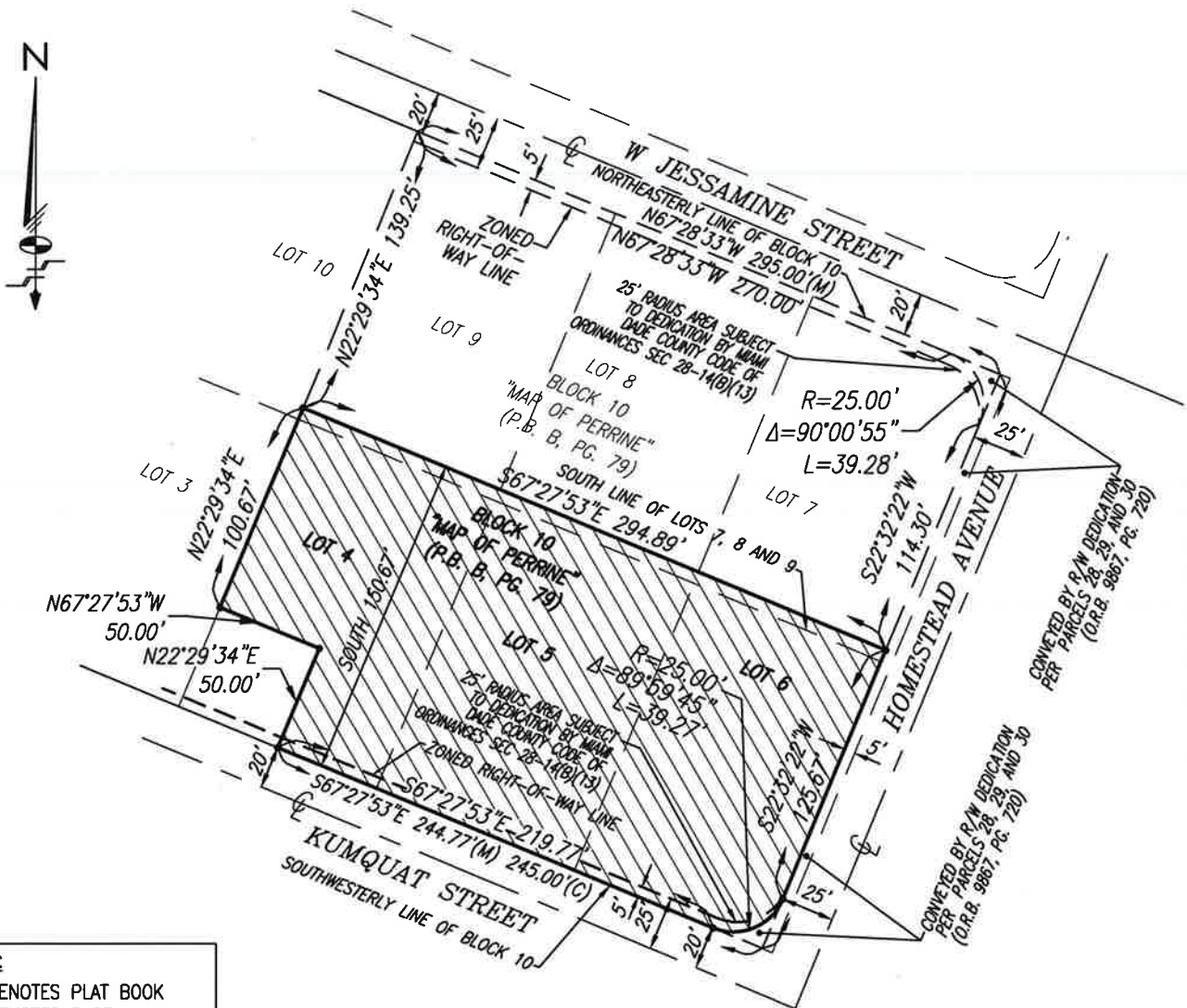
Rebeca Martinez
Print, Type or Stamp Name

Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____


Exhibit A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PHASE III



LEGEND:

- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- CL DENOTES CENTERLINE
-  DENOTES SUBJECT PARCEL
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC DISTANCE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SCALE 1"=80'

SHEET 1 OF 2 SHEETS

REVISIONS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 216706

PREPARED UNDER MY SUPERVISION:

DATE: JULY 18, 2023

Mark Steven Johnson

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

Mark S Johnson

LEGAL DESCRIPTION
TO ACCOMPANY SKETCH
PHASE III

LEGAL DESCRIPTION:

THE SOUTH 150.67 FEET OF LOTS 4 THRU 9, BLOCK 10, "MAP OF PERRINE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE SOUTHEASTERLY 5.00 FEET OF SAID LOTS 6 AND 7 AND LESS THE SOUTH 50.00 FEET OF THE WEST 50.00 FEET OF SAID LOT 4.

LESS AND EXCEPT THEREFROM THE PARCEL CONVEYED BY R/W DEDICATION PER PARCELS 29, 29, AND 30 AS RECORDED IN OFFICIAL RECORDS BOOK 9867, PAGE 720, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING AND BEING IN SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S22°32'22"W ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD AVENUE BETWEEN WEST JESSAMINE STREET AND KUMQUAT STREET.
- 2) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 3) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 4) AREA OF THE PARCEL AS DESCRIBED HEREON IS 41,788± SQUARE FEET (0.959± ACRES)
AREA OF THE PARCEL AFTER DEDICATION: 40,564± SQUARE FEET (0.931± ACRES)

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 2 OF 2 SHEETS

	Schwebke - Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3288		REVISIONS
	ORDER NO. 216706 DATE: JULY 18, 2023 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION: <i>Mark Steven Johnson</i> MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	

OPTION TO GROUND LEASE

Aug 1 This Option to Ground Lease (this “**Option**”) is made and entered into as of _____, 2023 by and between Miami-Dade County, a political subdivision of the State of Florida, and a “public housing agency” as defined in accordance with the provisions of the United States Housing Act of 1937, as amended, (42 U.S.C. § 1437, *et seq.*) (the “**Authority**”), and Perrine Apartments IV, Ltd., a Florida Limited Partnership (the “**Optionee**”), an affiliate of Atlantic Pacific Communities, LLC.

WITNESSETH

WHEREAS, the Authority has selected Atlantic Pacific Communities, LLC (the “**Developer**”), to redevelop Perrine Gardens and Perrine Villas.

WHEREAS the Authority owns public housing located on land in Miami-Dade County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”).

WHEREAS, Developer has caused Optionee to be organized to serve as the “Owner Entity” with respect to this phase of the redevelopment effort (the “**Development Phase**”).

WHEREAS, Optionee intends to redevelop (under the Rental Assistance Demonstration (“**RAD**”) program of the United States Department of Housing and Urban Development (“**HUD**”)) the public housing currently on the Property, together with the construction of related site improvements and amenities on the Property (the “**Project**”).

WHEREAS, Optionee intends to apply to the Request for Applications (“**RFA**”) issued by the Florida Housing Finance Corporation (“**FHFC**”) for tax-exempt bonds and/or low-income housing tax credits (“**LIHTC**”) to assist in the development of the Project).

WHEREAS, in connection with the LIHTC application to FHFC and otherwise to pursue financing, Optionee must demonstrate that it has “site control” of the Property sufficient to comply with the applicable financing requirements and issues this Option in order to satisfy same.

WHEREAS, the Option provides Optionee with the option to enter into a long-term ground lease of the Property (the “**Lease**”) with the Authority in order to facilitate the Project, which the Authority and Optionee seek to pursue.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and the mutual covenants of the Authority and Optionee and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and the Optionee hereby agree as follows:

1. Option. At any time on or before the Termination Date (as defined in Section 2), Optionee shall have the right and option to lease the Property pursuant to the Lease. Optionee may exercise the option granted herein at any time during the time prior to the Termination Date by notifying the Authority in writing at least thirty (30) days prior to the date the Lease shall become effective; provided, however, that the form and substance of the Lease and the execution and delivery of the Lease shall be subject to the approval of HUD, if and as required.

2. Term. Unless exercised by execution of the Lease or extended in writing by the parties hereto, this Option shall terminate without notice on August 31, 2024 (the “**Termination Date**”).

3. Terms and Conditions of Lease. The material terms of the Lease shall be as follows:

- a. The Lease term shall be seventy-five (75) years.
- b. The lease will contain such reasonable terms and conditions as are required by the Authority, lenders, investors, and HUD.
- c. The Lease rent shall be as follows:
 - i. An annual share of 10% the net cash flow payable, commencing after the stabilization period, about one year after issuance of Certificate of Occupancy of the Project through the end of the Lease term, payable out of the available net cash flow distributable by Optionee; and
 - ii. a one-time capitalized lease payment, to be paid upon Financial Closing, in an estimated amount of \$980,000.00, which is calculated at \$10,000.00 time 98 units.
- d. Title to the Property shall be “as is” and subject to of all liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements including, but not limited to, use restrictions placed on the Property in conformance with HUD or FHFC requirements, and any other permitted exceptions agreed to by the Authority and Optionee. The Authority and Optionee acknowledge and agree that Optionee will rely on title insurance with respect to its leasehold interest in the Property and its ownership interest in the Project.
- e. The Optionee will be responsible for all operating expenses of the Property, including insurance and all real estate taxes or payments in lieu of real estate taxes.
- f. Except as expressly set forth in the Lease, neither the Authority nor the Optionee will have the right to transfer or assign its rights under the Lease, except with the consent of the other and, if applicable, of HUD.
- g. Use of the Property will be the redevelopment, construction, and operation of

program or otherwise.

4. Conditions. The Authority and the Optionee shall each be obligated to execute and deliver the Lease only upon the satisfaction of each of the following conditions:

- a. The Optionee shall have obtained any and all government approvals, licenses, permits and other approvals necessary for the development of the Project, including, without limitation, such approvals as may be required under the National Environmental Policy Act and regulations thereunder. Without limitation, Optionee and/or the Authority shall have completed any federally required environmental review and its request for release of federal funds has been approved (and upon compliance with any conditions of approval established by the Responsible Entity and/or HUD), unless it has been determined that the transfer is exempt from federal environmental review and a request for release of funds is not required.
- b. The Optionee shall have received an allocation of tax-exempt financing and/or LIHTC for the Project, facilitated the contribution of equity through the admission of an equity investor in the Owner Entity, and arranged debt financing that the parties agree are sufficient to develop the Property; and
- c. The Authority shall have received, on or before entering into the Lease, HUD's approval, if required, of the disposition of the Property, the conversion of assistance under the RAD program, and transactional documents including the form of the Lease.
- d. The property is encumbered by a DOT (in favor of HUD), which recording folio numbers can be found under Exhibit A. The proposed Ground Lease will include any HUD required model language. Neither Authority nor Optionee shall have any obligation to lease the land/property, and no transfer of a leasehold or fee title interest to Optionee may occur, unless and until HUD has provided a written notification that HUD has completed a Federally required environmental review and, subject to any other contingencies of that approval notification. Prior to execution of the Ground Lease or transfer of fee title, HUD's disposition approval under Section 18 or other pertinent statute must be obtained; any existing residents of dwelling units on the property must be relocated, as necessary and consistent with applicable relocation requirements, if required by HUD; any HUD approved demolition actions on the property must be completed.

5. Termination. In addition to the terms established on Section 2 above, the occurrence of any of the following shall give the Authority the right to terminate this Option to Ground Lease upon the terms and conditions set forth below:

- a. Optionee fails to exercise its intention to apply to the Florida Housing Finance Corporation ("FHFC") for tax-exempt bonds and/or low-income housing tax credits ("LIHTC").

- b. Institution of proceedings in voluntary bankruptcy by the Optionee.
- c. Institution of proceedings in involuntary bankruptcy against the Optionee if such proceedings continue for a period of Ninety (90) days or more.
- d. Assignment of Lease by the Authority for the benefit of creditors.
- e. A final determination of termination of this Option to Ground Lease in a court of law in favor of the Authority in litigation instituted by the Optionee against the Authority or brought by the Authority against Optionee.
- f. Optionee's failure to cure, within thirty (30) days following Optionee's receipt of written notice from the Authority with respect to Optionee's failure to cure a condition posing a threat to health or safety of the public or patrons (or such longer period if the default is not capable of being cured in such 30 days period).

6. Debt Financing. The Optionee will be permitted to assign or encumber its leasehold interest under the Lease as security for debt financing for the Project. Such assignments or encumbrances will be subject to the approval of the Authority and, if applicable, HUD.

7. Restrictive Covenant. In the event Optionee receives an allocation of LIHTC or tax-exempt bonds, the Authority hereby agrees that in its capacity as ground lessor under the Lease it shall execute for recordation a Low-Income Housing Tax Credit restrictive covenant if and as required by FHFC.

8. HUD/RAD Requirements. The parties to this Option shall comply with all applicable HUD and RAD Requirements including any applicable use restrictions. This Option is subject to those regulations and required approvals including all those regulations and required HUD approvals, including those under the RAD program, as applicable.

9. **URA Compliance:** The Authority acknowledges that prior to entering into this Option:

- a. Optionee has represented that it does not have authority to acquire property by eminent domain.
- b. Optionee has clearly advised the Authority that the Optionee is unable to acquire the property if negotiations fail to result in an agreement; and
- c. Optionee has informed the Authority in writing of what it believes to be the market value of the Property; or, in the alternative, that the Option calls for a price to be set at a future date based on an appraisal of fair market value that will be made available to the Authority.

10. Conveyance "AS IS." The Authority will lease the Property to Optionee on an "AS IS, WHERE-IS, WITH ALL FLAWS" basis with no representations or warranties whatsoever

regarding the Property.

11. License to Inspect. Prior to Closing on the Development Phase, the Authority shall grant Optionee a license to go onto the Property (or so much of it as the Authority then controls) and conduct all such inspections and testing as is reasonably necessary for development of the Project, provided that:

a. The Authority is given at least 48 hours' prior notice in writing, where feasible, or such shorter notice as it reasonably agrees to, including a description of any inspections and testing to be performed.

b. all inspection and testing will be conducted in compliance with all applicable requirements and done in a manner to minimize any material interference with any tenant's use and enjoyment of the Property.

c. Optionee and its contractors shall carry the insurance reasonably required by the Authority (which insurance shall cover any investigation performed pursuant to this license) and shall provide the Authority with proof of coverage at the time of any request for access and shall name the Authority as an additional insured, as its interests may appear, on any such insurance.

d. unless due to the gross negligence or substantial misconduct of the Authority its commissioners, officers, agents, contractors or employees, Optionee shall defend, indemnify and hold the Authority, its commissioners, officers, agents, contractors or employees, and their successors and assigns, harmless against and from any and all liability, claim of liability or expense arising out of or in any way connected with (i) any default by Optionee in performing any of its obligations hereunder or in accordance with the applicable requirements, or (ii) any negligent, reckless or intentionally tortious act or omission of Optionee or any of its agents, contractors, servants or employees in exercising its rights hereunder, such indemnification obligation of Optionee to survive any expiration or termination of this Option; and

e. upon completion of any investigation or testing, Optionee shall return the Property to substantially the same condition as existed prior to Optionee undertaking such investigation or testing unless otherwise agreed in writing by the Authority, in which event Optionee agrees to accept the site at Closing in such resulting condition and to restore the Property in the event Optionee fails to achieve Closing, except as otherwise agreed to by the Authority in writing, such restoration obligation of Optionee to survive any expiration or termination of this Option.

12. Recordation. Neither this Option nor the Lease shall be recorded, but upon execution of the Lease a memorandum of the Lease shall be recorded in the appropriate office of public records. All costs of transfer and recordation will be borne by the Optionee as a Project expense, and not by the Authority.

13. Notices. Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing, signed by the party giving such notice, and shall be delivered in person or sent by registered or certified mail to the other party hereto. The date of personal delivery or the date of such mailing, as the case may be, shall be the date that

such notice or election shall be deemed to have been given. For the purpose of this Option:

If to County:	Miami-Dade County c/o Miami-Dade Public Housing and Community Development 701 N.W. 1 st Court, 16 th Floor Miami, Florida 33136 Attn: Alex R. Ballina, Director
With a copy to:	Miami-Dade County Attorney's Office 111 N.W. 1 st Street, Suite 2810 Miami, Florida 33128 Attn: Terrence A. Smith, Esq. Assistant County Attorney
If to the Developer:	Atlantic Pacific Communities, LLC. 161 NW 6 th Street, Suite 1020 Miami, FL 33136 Attn: Kenneth Naylor
With a copy to:	Holland & Knight LLP 701 Brickell Avenue Suite 3000 Miami, FL 33131 Attn: Richard A. Perez, Esq.

14. Choice of Law. This Option shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflicts of laws provision thereof. Any action or proceeding arising hereunder shall be brought in the State or Federal Courts in Miami-Dade County, Florida.

15. No Assignment. The Optionee shall not assign its interest in the Option without the prior written consent of the Authority.

16. Counterparts. This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts, and this Option shall be binding if each party shall have executed at least one counterpart. A fully executed facsimile or .PDF copy of this Option, a copy of this Option signed by DocuSign or similar service or transmitted electronically, shall be effective as an original for any and all purposes.

[signature page follow]

IN WITNESS WHEREOF, the parties herein have set their hands as of the day and year first above written.

COUNTY:

MIAMI-DADE COUNTY, a political subdivision of the State of Florida

By: [Signature]
Name: MORRIS COPELAND, CPM
Title: CHIEF COMMUNITY SERVICES OFFICER
MIAMI DADE COUNTY, FL

Attest: Juan Fernandez-Barquin, Clerk of the Court and Comptroller

By: [Signature]
(Deputy Clerk Signature)
Print Name: Anthony Lavadie - e302751

Date: 8/1/23

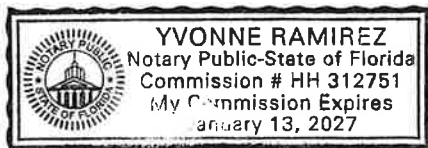
Approved as to form and legal sufficiency.

By: [Signature]
Terrence A. Smith
Assistant County Attorney



STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of AUGUST 2023 by Morris Copeland as chief community services officer of Miami-Dade County, a political subdivision of the State of Florida.



[Signature]
Notary Public, State of Florida
Yvonne Ramirez
Print, Type or Stamp Name

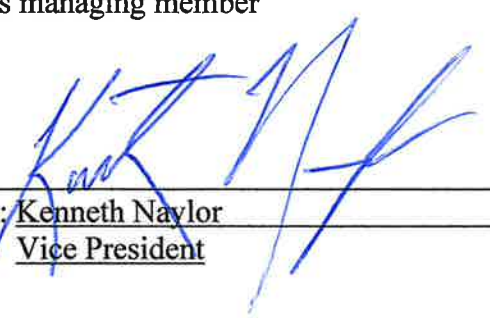
Personally Known ☒ or Produced Identification ☐
Type of Identification Produced _____

OPTIONEE:

Perrine Apartments IV, Ltd.

By: Perrine Apartments IV GP, LLC,
its general partner

By: APCHD MM II Inc.,
its managing member

By: 
Name: Kenneth Naylor
Title: Vice President

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 19th day of July, 2023, by [Kenneth Naylor], [Vice President] of
[APCHD MM II Inc.], a [Delaware Corporation].




Notary Public, State of Florida

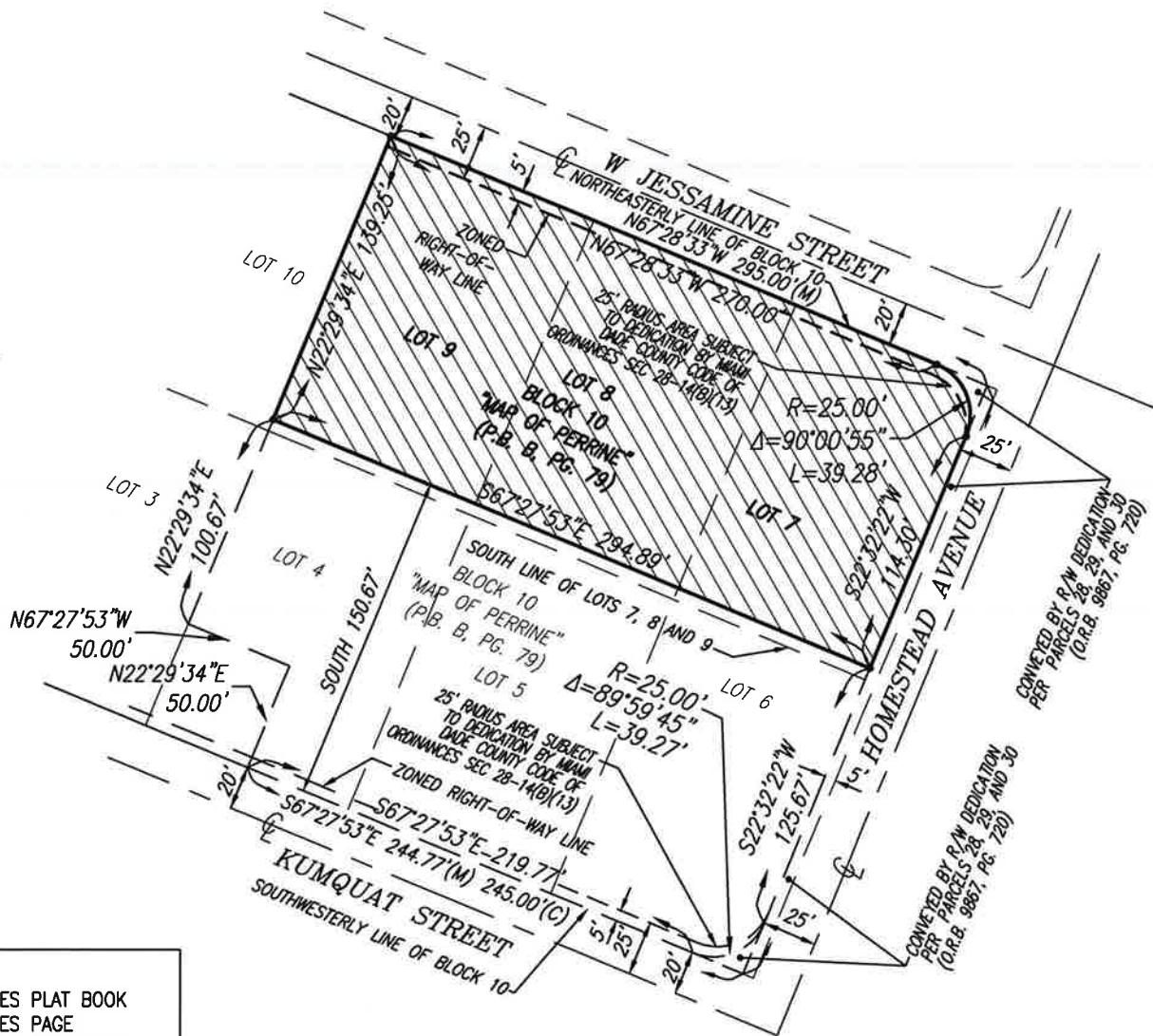
Rebeca Martinez
Print, Type or Stamp Name

Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____

Exhibit A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PHASE IV



LEGEND:

P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
CL DENOTES CENTERLINE

DENOTES SUBJECT PARCEL

Δ DENOTES CENTRAL ANGLE
R DENOTES RADIUS
L DENOTES ARC DISTANCE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SCALE 1"=80'

SHEET 1 OF 2 SHEETS

REVISIONS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954)435-7010

FAX No. (954)438-3288

ORDER NO. 216706

DATE: JULY 18, 2023

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

Mark S Johnson

LEGAL DESCRIPTION
TO ACCOMPANY SKETCH
PHASE IV

LEGAL DESCRIPTION:

LOTS 4 THRU 9, BLOCK 10, "MAP OF PERRINE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE SOUTHEASTERLY 5.00 FEET OF SAID LOTS 6 AND 7 AND LESS THE SOUTH 50.00 FEET OF THE WEST 50.00 FEET OF SAID LOT 4.

LESS AND EXCEPT THEREFROM THE PARCEL CONVEYED BY R/W DEDICATION PER PARCELS 29, 29, AND 30 AS RECORDED IN OFFICIAL RECORDS BOOK 9867, PAGE 720, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THE SOUTH 150.67 FEET THEREFROM.


LYING AND BEING IN SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S22°32'22"W ALONG THE WEST RIGHT-OF-WAY LINE OF HOMESTEAD AVENUE BETWEEN WEST JESSAMINE STREET AND KUMQUAT STREET.
- 2) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 3) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 4) AREA OF THE PARCEL AS DESCRIBED HEREON IS 40,945± SQUARE FEET (0.940± ACRES)
AREA OF THE PARCEL AFTER DEDICATION: 39,470± SQUARE FEET (0.906± ACRES)

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 2 OF 2 SHEETS

	Schwebke - Shiskin & Associates, Inc.		REVISIONS
	LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025		
	PHONE No. (954) 435-7010	FAX No. (954) 438-3288	
ORDER NO. 216706	PREPARED UNDER MY SUPERVISION: STATE OF		
DATE: JULY 18, 2023	<i>Mark Steven Johnson</i>		
THIS IS NOT A "BOUNDARY SURVEY"	MARK STEVEN JOHNSON, PRINCIPAL		
CERTIFICATE OF AUTHORIZATION No. LB-87	FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775		

OPTION TO GROUND LEASE

This Option to Ground Lease (this “**Option**”) is made and entered into as of December 21, 2022 by and between Miami-Dade County, a political subdivision of the State of Florida, and a “public housing agency” as defined in accordance with the provisions of the United States Housing Act of 1937, as amended, (42 U.S.C. § 1437, *et seq.*) (the “**Authority**”), and Perrine Apartments, LTD., a Florida Limited Partnership (the “**Optionee**”), an affiliate of Atlantic Pacific Communities, LLC.

WITNESSETH

WHEREAS, the Authority has selected Atlantic Pacific Communities, LLC (the “**Developer**”), to redevelop Perrine Gardens and Perrine Villas.

WHEREAS, the Authority owns public housing located on land in Miami-Dade County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”).

WHEREAS, Developer has caused Optionee to be organized to serve as the “Owner Entity” with respect to this phase of the redevelopment effort (the “**Development Phase**”).

WHEREAS, Optionee intends to redevelop (under the Rental Assistance Demonstration (“**RAD**”) program of the United States Department of Housing and Urban Development (“**HUD**”) the public housing currently on the Property, together with the construction of related site improvements and amenities on the Property (the “**Project**”).

WHEREAS, Optionee intends to apply to the Request for Applications (“**RFA**”). issued by the Florida Housing Finance Corporation (“**FHFC**”) for tax-exempt bonds and/or low-income housing tax credits (“**LIHTC**”) to assist in the development of the Project

WHEREAS, in connection with the LIHTC application to FHFC and otherwise to pursue financing, Optionee must demonstrate that it has “site control” of the Property sufficient to comply with the applicable financing requirements and issues this Option in order to satisfy same.

WHEREAS, the Option provides Optionee with the option to enter into a long-term ground lease of the Property (the “**Lease**”) with the Authority in order to facilitate the Project, which the Authority and Optionee seek to pursue.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and the mutual covenants of the Authority and Optionee and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and the Optionee hereby agree as follows:

1. Option. At any time on or before the Termination Date (as defined in Section 2), Optionee shall have the right and option to lease the Property pursuant to the Lease. Optionee may exercise the option granted herein at any time during the time prior to the Termination Date by notifying the Authority in writing at least thirty (30) days prior to the date the Lease shall become effective; provided, however, that the form and substance of the Lease and the execution and delivery of the Lease shall be subject to the approval of HUD, if and as required.

2. Term. Unless exercised by execution of the Lease or extended in writing by the parties hereto, this Option shall terminate without notice on June 30, 2023 (the “**Termination Date**”).

3. Terms and Conditions of Lease. The material terms of the Lease shall be as follows:

- a. The Lease term shall be seventy-five (75) years.
- b. The lease will contain such reasonable terms and conditions as are required by the Authority, lenders, investors, and HUD.
- c. The Lease rent shall be as follows:
 - i. An annual share of 10% the net cash flow payable, commencing after the stabilization period, about one year after issuance of Certificate of Occupancy of the Project through the end of the Lease term, payable out of the available net cash flow distributable by Optionee; and
 - ii. a one-time capitalized lease payment, to be paid upon Closing, in the amount of \$10,000.00 per unit.
- d. Title to the Property shall be “as is” and subject to of all liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements including, but not limited to, use restrictions placed on the Property in conformance with HUD or FHFC requirements, and any other permitted exceptions agreed to by the Authority and Optionee. The Authority and Optionee acknowledge and agree that Optionee will rely on title insurance with respect to its leasehold interest in the Property and its ownership interest in the Project.
- e. The Optionee will be responsible for all operating expenses of the Property, including insurance and all real estate taxes or payments in lieu of real estate taxes.
- f. Except as expressly set forth in the Lease, neither the Authority nor the Optionee will have the right to transfer or assign its rights under the Lease, except with the consent of the other and, if applicable, of HUD.
- g. Use of the Property will be the redevelopment, construction, and operation of

affordable housing including units to be assisted under the HUD RAD/Section 18 program or otherwise.

4. Conditions. The Authority and the Optionee shall each be obligated to execute and deliver the Lease only upon the satisfaction of each of the following conditions:

- a. the Optionee shall have obtained any and all government approvals, licenses, permits and other approvals necessary for the development of the Project, including, without limitation, such approvals as may be required under the National Environmental Policy Act and regulations thereunder. Without limitation, Optionee and/or the Authority shall have completed any federally required environmental review and its request for release of federal funds has been approved (and upon compliance with any conditions of approval established by the Responsible Entity and/or HUD), unless it has been determined that the transfer is exempt from federal environmental review and a request for release of funds is not required.
- b. the Optionee shall have received an allocation of tax-exempt financing and/or LIHTC for the Project, facilitated the contribution of equity through the admission of an equity investor in the Owner Entity, and arranged debt financing that the parties agree are sufficient to develop the Property; and
- c. The Authority shall have received, on or before entering into the Lease, HUD's approval, if required, of the disposition of the Property, the conversion of assistance under the RAD program, and transactional documents including the form of the Lease.
- d. The property is encumbered by a DOT (in favor of HUD), which recording folio numbers can be found under Exhibit A. The proposed Ground Lease will include any HUD required model language. Neither Authority nor Optionee shall have any obligation to lease the land/property, and no transfer of a leasehold or fee title interest to Optionee may occur, unless and until HUD has provided a written notification that HUD has completed a Federally required environmental review and, subject to any other contingencies of that approval notification. Prior to execution of the Ground Lease or transfer of fee title, HUD's disposition approval under Section 18 or other pertinent statute must be obtained; any existing residents of dwelling units on the property must be relocated, as necessary and consistent with applicable relocation requirements, if required by HUD; any HUD approved demolition actions on the property must be completed.

5. Termination. In addition to the terms established on Section 2 above, the occurrence of any of the following shall give the Authority the right to terminate this Option to Ground Lease upon the terms and conditions set forth below:

- a. Optionee fails to exercise its intention to apply to the Florida Housing Finance Corporation ("FHFC") for tax-exempt bonds and/or low-income housing tax credits

(“LIHTC”).

- b. Institution of proceedings in voluntary bankruptcy by the Optionee.
- c. Institution of proceedings in involuntary bankruptcy against the Optionee if such proceedings continue for a period of Ninety (90) days or more.
- d. Assignment of Lease by the Authority for the benefit of creditors.
- e. A final determination of termination of this Option to Ground Lease in a court of law in favor of the Authority in litigation instituted by the Optionee against the Authority or brought by the Authority against Optionee.
- f. Optionee’s failure to cure, within thirty (30) days following Optionee’s receipt of written notice from the Authority with respect to Optionee’s failure to cure a condition posing a threat to health or safety of the public or patrons (or such longer period if the default is not capable of being cured in such 30 days period).

6. Debt Financing. The Optionee will be permitted to assign or encumber its leasehold interest under the Lease as security for debt financing for the Project. Such assignments or encumbrances will be subject to the approval of the Authority and, if applicable, HUD.

7. Restrictive Covenant. In the event Optionee receives an allocation of LIHTC or tax-exempt bonds, the Authority hereby agrees that in its capacity as ground lessor under the Lease it shall execute for recordation a Low-Income Housing Tax Credit restrictive covenant if and as required by FHFC.

8. HUD/RAD Requirements. The parties to this Option shall comply with all applicable HUD and RAD Requirements including any applicable use restrictions. This Option is subject to those regulations and required approvals including all those regulations and required HUD approvals, including those under the RAD program, as applicable.

9. **URA Compliance:** The Authority acknowledges that prior to entering into this Option:

- a. Optionee has represented that it does not have authority to acquire property by eminent domain.
- b. Optionee has clearly advised the Authority that the Optionee is unable to acquire the property if negotiations fail to result in an agreement; and
- c. Optionee has informed the Authority in writing of what it believes to be the market value of the Property; or, in the alternative, that the Option calls for a price to be set at a future date based on an appraisal of fair market value that will be made available to the Authority.

10. Conveyance “AS IS.” The Authority will lease the Property to Optionee on an “AS IS,

WHERE-IS, WITH ALL FLAWS” basis with no representations or warranties whatsoever regarding the Property.

11. License to Inspect. Prior to Closing on the Development Phase, the Authority shall grant Optionee a license to go onto the Property (or so much of it as the Authority then controls) and conduct all such inspections and testing as is reasonably necessary for development of the Project, provided that:

a. The Authority is given at least 48 hours’ prior notice in writing, where feasible, or such shorter notice as it reasonably agrees to, including a description of any inspections and testing to be performed.

b. all inspection and testing will be conducted in compliance with all applicable requirements and done in a manner to minimize any material interference with any tenant’s use and enjoyment of the Property.

c. Optionee and its contractors shall carry the insurance reasonably required by the Authority (which insurance shall cover any investigation performed pursuant to this license) and shall provide the Authority with proof of coverage at the time of any request for access and shall name the Authority as an additional insured, as its interests may appear, on any such insurance.

d. unless due to the gross negligence or substantial misconduct of the Authority its commissioners, officers, agents, contractors or employees, Optionee shall defend, indemnify and hold the Authority, its commissioners, officers, agents, contractors or employees, and their successors and assigns, harmless against and from any and all liability, claim of liability or expense arising out of or in any way connected with (i) any default by Optionee in performing any of its obligations hereunder or in accordance with the applicable requirements, or (ii) any negligent, reckless or intentionally tortious act or omission of Optionee or any of its agents, contractors, servants or employees in exercising its rights hereunder, such indemnification obligation of Optionee to survive any expiration or termination of this Option; and

e. upon completion of any investigation or testing, Optionee shall return the Property to substantially the same condition as existed prior to Optionee undertaking such investigation or testing unless otherwise agreed in writing by the Authority, in which event Optionee agrees to accept the site at Closing in such resulting condition and to restore the Property in the event Optionee fails to achieve Closing, except as otherwise agreed to by the Authority in writing, such restoration obligation of Optionee to survive any expiration or termination of this Option.

12. Recordation. Neither this Option nor the Lease shall be recorded, but upon execution of the Lease a memorandum of the Lease shall be recorded in the appropriate office of public records. All costs of transfer and recordation will be borne by the Optionee as a Project expense, and not by the Authority.

13. Notices. Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing, signed by the party giving such notice, and shall be delivered in person or sent by registered or certified mail to the other party hereto.

The date of personal delivery or the date of such mailing, as the case may be, shall be the date that such notice or election shall be deemed to have been given. For the purpose of this Option:

If to County: Miami-Dade County
c/o Miami-Dade Public Housing and Community
Development
701 N.W. 1st Court, 16th Floor
Miami, Florida 33136
Attn: Michael Liu, Director

With a copy to: Miami-Dade County Attorney's Office
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128
Attn: Terrence A. Smith, Esq.
Assistant County Attorney

If to the Developer: Atlantic Pacific Communities, LLC.
161 NW 6th Street, Suite 1020
Miami, FL 33136
Attn: Kenneth Naylor

With a copy to: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, FL 33131
Attn: Richard A. Perez, Esq.

14. Choice of Law. This Option shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflicts of laws provision thereof. Any action or proceeding arising hereunder shall be brought in the State or Federal Courts in Miami-Dade County, Florida.

15. No Assignment. The Optionee shall not assign its interest in the Option without the prior written consent of the Authority.

16. Counterparts. This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts, and this Option shall be binding if each party shall have executed at least one counterpart. A fully executed facsimile or .PDF copy of this Option, a copy of this Option signed by DocuSign or similar service or transmitted electronically, shall be effective as an original for any and all purposes.

[signature page follow]

IN WITNESS WHEREOF, the parties herein have set their hands as of the day and year first above written.

AUTHORITY:

MIAMI-DADE COUNTY, a political subdivision of the State of Florida

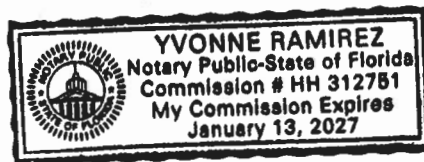
By: [Signature]
Name: MORRIS COPELAND, CPM
Title: CHIEF COMMUNITY SERVICES OFFICER
MIAMI-DADE COUNTY, FL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of December, by Morris Copeland Chief Community Services Officer of Miami-Dade County, a political subdivision of the State of Florida.

[Signature]
Notary Public, State of Florida
Yvonne Ramirez
Print, Type or Stamp Name

Personally Known ☒ or Produced Identification _____
Type of Identification Produced _____



Approved as to form
and Legal Sufficiency

[Signature]
Assistant County Attorney
12-21-22
Date

OPTIONEE:

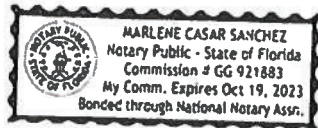
Perrine Apartments, Ltd.

By: APC Perrine Apartments, LLC,
its general partner

By: [Signature]
Name: Kenneth Naylor
Title: Vice President

STATE OF FLORIDA
COUNTY OF New York

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 15th day of December, 2022, by Kenneth Naylor,
Vice President of APC Perrine Apartments, LLC, a Florida Limited Liability Company.



[Signature]
Notary Public, State of Florida

Marlene Sanchez
Print, Type or Stamp Name

Personally Known ☒ or Produced Identification ☐
Type of Identification Produced _____

Exhibit A

FOLIO: 30-5032-035-0020

A PORTION OF TRACT "C". PERRINE GARDENS SUBDIVISION NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT "C". · THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT "C". SOUTH 64°41'09" EAST FOR A DISTANCE OF 44.00 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH AND 44.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID TRACT "C". NORTH 25°12'37" EAST FOR A DISTANCE OF 166.61 FEET TO A POINT; THENCE SOUTH 64°45'38" EAST FOR A DISTANCE OF 60.15 FEET TO A POINT; THENCE NORTH 25°14'22" EAST FOR A DISTANCE OF 41.10 FEET TO A POINT; THENCE SOUTH 64°45'38" EAST FOR A DISTANCE OF 65.78 FEET TO A POINT; THENCE NORTH 25°14'22" EAST FOR A DISTANCE OF 72.54 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "C". · THE NEXT THREE DESCRIBED COURSES BEING ALONG THE NORTHERLY, NORTHWESTERLY AND WESTERLY LINES OF SAID TRACT "C". · THENCE NORTH 64°44'46" WEST FOR A DISTANCE OF 340.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'51". FOR AN ARC DISTANCE OF 39.28 FEET TO A POINT OF TANGENCY, · THENCE SOUTH 25°14'22" WEST, FOR A DISTANCE OF 115.00 FEET TO A POINT, · THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT "C". SOUTH 64°43'28" EAST FOR A DISTANCE OF 195.14 FEET TO A POINT, · THENCE ALONG THE WESTERLY LINE OF SAID TRACT "C". SOUTH 25°12'37" WEST FOR A DISTANCE OF 140.16 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

OPTION TO GROUND LEASE

This Option to Ground Lease (this “**Option**”) is made and entered into as of 12/21/2022, 2022 by and between Miami-Dade County, a political subdivision of the State of Florida, and a “public housing agency” as defined in accordance with the provisions of the United States Housing Act of 1937, as amended, (42 U.S.C. § 1437, *et seq.*) (the “**Authority**”), and Perrine Apartments II, Ltd., a Florida Limited Partnership (the “**Optionee**”), an affiliate of Atlantic Pacific Communities, LLC.

WITNESSETH

WHEREAS, the Authority has selected Atlantic Pacific Communities, LLC (the “**Developer**”), to redevelop Perrine Gardens and Perrine Villas.

WHEREAS the Authority owns public housing located on land in Miami-Dade County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”).

WHEREAS, Developer has caused Optionee to be organized to serve as the “Owner Entity” with respect to this phase of the redevelopment effort (the “**Development Phase**”).

WHEREAS, Optionee intends to redevelop (under the Rental Assistance Demonstration (“**RAD**”) program of the United States Department of Housing and Urban Development (“**HUD**”)) the public housing currently on the Property, together with the construction of related site improvements and amenities on the Property (the “**Project**”).

WHEREAS, Optionee intends to apply to the Request for Applications (“**RFA**”) issued by the Florida Housing Finance Corporation (“**FHFC**”) for tax-exempt bonds and/or low-income housing tax credits (“**LIHTC**”) to assist in the development of the Project).

WHEREAS, in connection with the LIHTC application to FHFC and otherwise to pursue financing, Optionee must demonstrate that it has “site control” of the Property sufficient to comply with the applicable financing requirements and issues this Option in order to satisfy same.

WHEREAS, the Option provides Optionee with the option to enter into a long-term ground lease of the Property (the “**Lease**”) with the Authority in order to facilitate the Project, which the Authority and Optionee seek to pursue.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and the mutual covenants of the Authority and Optionee and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and the Optionee hereby agree as follows:

1. Option. At any time on or before the Termination Date (as defined in Section 2), Optionee shall have the right and option to lease the Property pursuant to the Lease. Optionee may exercise the option granted herein at any time during the time prior to the Termination Date by notifying the Authority in writing at least thirty (30) days prior to the date the Lease shall become effective; provided, however, that the form and substance of the Lease and the execution and delivery of the Lease shall be subject to the approval of HUD, if and as required.

2. Term. Unless exercised by execution of the Lease or extended in writing by the parties hereto, this Option shall terminate without notice on June 30, 2023 (the “**Termination Date**”).

3. Terms and Conditions of Lease. The material terms of the Lease shall be as follows:

- a. The Lease term shall be seventy-five (75) years.
- b. The lease will contain such reasonable terms and conditions as are required by the Authority, lenders, investors, and HUD.
- c. The Lease rent shall be as follows:
 - i. An annual share of 10% the net cash flow payable, commencing after the stabilization period, about one year after issuance of Certificate of Occupancy of the Project through the end of the Lease term, payable out of the available net cash flow distributable by Optionee; and
 - ii. a one-time capitalized lease payment, to be paid upon Closing, in the amount of \$10,000.00 per unit.
- d. Title to the Property shall be “as is” and subject to of all liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements including, but not limited to, use restrictions placed on the Property in conformance with HUD or FHFC requirements, and any other permitted exceptions agreed to by the Authority and Optionee. The Authority and Optionee acknowledge and agree that Optionee will rely on title insurance with respect to its leasehold interest in the Property and its ownership interest in the Project.
- e. The Optionee will be responsible for all operating expenses of the Property, including insurance and all real estate taxes or payments in lieu of real estate taxes.
- f. Except as expressly set forth in the Lease, neither the Authority nor the Optionee will have the right to transfer or assign its rights under the Lease, except with the consent of the other and, if applicable, of HUD.
- g. Use of the Property will be the redevelopment, construction, and operation of affordable housing including units to be assisted under the HUD RAD/Section 18

program or otherwise.

4. Conditions. The Authority and the Optionee shall each be obligated to execute and deliver the Lease only upon the satisfaction of each of the following conditions:

- a. the Optionee shall have obtained any and all government approvals, licenses, permits and other approvals necessary for the development of the Project, including, without limitation, such approvals as may be required under the National Environmental Policy Act and regulations thereunder. Without limitation, Optionee and/or the Authority shall have completed any federally required environmental review and its request for release of federal funds has been approved (and upon compliance with any conditions of approval established by the Responsible Entity and/or HUD), unless it has been determined that the transfer is exempt from federal environmental review and a request for release of funds is not required.
- b. the Optionee shall have received an allocation of tax-exempt financing and/or LIHTC for the Project, facilitated the contribution of equity through the admission of an equity investor in the Owner Entity, and arranged debt financing that the parties agree are sufficient to develop the Property; and
- c. The Authority shall have received, on or before entering into the Lease, HUD's approval, if required, of the disposition of the Property, the conversion of assistance under the RAD program, and transactional documents including the form of the Lease.
- d. The property is encumbered by a DOT (in favor of HUD), which recording folio numbers can be found under Exhibit A. The proposed Ground Lease will include any HUD required model language. Neither Authority nor Optionee shall have any obligation to lease the land/property, and no transfer of a leasehold or fee title interest to Optionee may occur, unless and until HUD has provided a written notification that HUD has completed a Federally required environmental review and, subject to any other contingencies of that approval notification. Prior to execution of the Ground Lease or transfer of fee title, HUD's disposition approval under Section 18 or other pertinent statute must be obtained; any existing residents of dwelling units on the property must be relocated, as necessary and consistent with applicable relocation requirements, if required by HUD; any HUD approved demolition actions on the property must be completed.

5. Termination. In addition to the terms established on Section 2 above, the occurrence of any of the following shall give the Authority the right to terminate this Option to Ground Lease upon the terms and conditions set forth below:

- a. Optionee fails to exercise its intention to apply to the Florida Housing Finance Corporation ("FHFC") for tax-exempt bonds and/or low-income housing tax credits ("LIHTC").

- b. Institution of proceedings in voluntary bankruptcy by the Optionee.
- c. Institution of proceedings in involuntary bankruptcy against the Optionee if such proceedings continue for a period of Ninety (90) days or more.
- d. Assignment of Lease by the Authority for the benefit of creditors.
- e. A final determination of termination of this Option to Ground Lease in a court of law in favor of the Authority in litigation instituted by the Optionee against the Authority or brought by the Authority against Optionee.
- f. Optionee's failure to cure, within thirty (30) days following Optionee's receipt of written notice from the Authority with respect to Optionee's failure to cure a condition posing a threat to health or safety of the public or patrons (or such longer period if the default is not capable of being cured in such 30 days period).

6. Debt Financing. The Optionee will be permitted to assign or encumber its leasehold interest under the Lease as security for debt financing for the Project. Such assignments or encumbrances will be subject to the approval of the Authority and, if applicable, HUD.

7. Restrictive Covenant. In the event Optionee receives an allocation of LIHTC or tax-exempt bonds, the Authority hereby agrees that in its capacity as ground lessor under the Lease it shall execute for recordation a Low-Income Housing Tax Credit restrictive covenant if and as required by FHFC.

8. HUD/RAD Requirements. The parties to this Option shall comply with all applicable HUD and RAD Requirements including any applicable use restrictions. This Option is subject to those regulations and required approvals including all those regulations and required HUD approvals, including those under the RAD program, as applicable.

9. **URA Compliance:** The Authority acknowledges that prior to entering into this Option:

- a. Optionee has represented that it does not have authority to acquire property by eminent domain.
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- c. Optionee has informed the Authority in writing of what it believes to be the market value of the Property; or, in the alternative, that the Option calls for a price to be set at a future date based on an appraisal of fair market value that will be made available to the Authority.

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regarding the Property.

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a. The Authority is given at least 48 hours' prior notice in writing, where feasible, or such shorter notice as it reasonably agrees to, including a description of any inspections and testing to be performed.

b. all inspection and testing will be conducted in compliance with all applicable requirements and done in a manner to minimize any material interference with any tenant's use and enjoyment of the Property.

c. Optionee and its contractors shall carry the insurance reasonably required by the Authority (which insurance shall cover any investigation performed pursuant to this license) and shall provide the Authority with proof of coverage at the time of any request for access and shall name the Authority as an additional insured, as its interests may appear, on any such insurance.

d. unless due to the gross negligence or substantial misconduct of the Authority its commissioners, officers, agents, contractors or employees, Optionee shall defend, indemnify and hold the Authority, its commissioners, officers, agents, contractors or employees, and their successors and assigns, harmless against and from any and all liability, claim of liability or expense arising out of or in any way connected with (i) any default by Optionee in performing any of its obligations hereunder or in accordance with the applicable requirements, or (ii) any negligent, reckless or intentionally tortious act or omission of Optionee or any of its agents, contractors, servants or employees in exercising its rights hereunder, such indemnification obligation of Optionee to survive any expiration or termination of this Option; and

e. upon completion of any investigation or testing, Optionee shall return the Property to substantially the same condition as existed prior to Optionee undertaking such investigation or testing unless otherwise agreed in writing by the Authority, in which event Optionee agrees to accept the site at Closing in such resulting condition and to restore the Property in the event Optionee fails to achieve Closing, except as otherwise agreed to by the Authority in writing, such restoration obligation of Optionee to survive any expiration or termination of this Option.

12. Recordation. Neither this Option nor the Lease shall be recorded, but upon execution of the Lease a memorandum of the Lease shall be recorded in the appropriate office of public records. All costs of transfer and recordation will be borne by the Optionee as a Project expense, and not by the Authority.

13. Notices. Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing, signed by the party giving such notice, and shall be delivered in person or sent by registered or certified mail to the other party hereto. The date of personal delivery or the date of such mailing, as the case may be, shall be the date that

such notice or election shall be deemed to have been given. For the purpose of this Option:

If to County: Miami-Dade County
c/o Miami-Dade Public Housing and Community
Development
701 N.W. 1st Court, 16th Floor
Miami, Florida 33136
Attn: Michael Liu, Director

With a copy to: Miami-Dade County Attorney's Office
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128
Attn: Terrence A. Smith, Esq.
Assistant County Attorney

If to the Developer: Atlantic Pacific Communities, LLC.
161 NW 6th Street, Suite 1020
Miami, FL 33136
Attn: Kenneth Naylor

With a copy to: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, FL 33131
Attn: Richard A. Perez, Esq.

14. Choice of Law. This Option shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflicts of laws provision thereof. Any action or proceeding arising hereunder shall be brought in the State or Federal Courts in Miami-Dade County, Florida.

15. No Assignment. The Optionee shall not assign its interest in the Option without the prior written consent of the Authority.

16. Counterparts. This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts, and this Option shall be binding if each party shall have executed at least one counterpart. A fully executed facsimile or .PDF copy of this Option, a copy of this Option signed by DocuSign or similar service or transmitted electronically, shall be effective as an original for any and all purposes.

[signature page follow]

IN WITNESS WHEREOF, the parties herein have set their hands as of the day and year first above written.

COUNTY:

MIAMI-DADE COUNTY, a political subdivision of the State of Florida

By: [Signature]
Name: _____
Title: **MORRIS COPELAND, CPM**
CHIEF COMMUNITY SERVICES OFFICER
MIAMI-DADE COUNTY, FL

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of Dec-2022, by Morris Copeland Chief of Miami-Dade County, a political subdivision of the State of Florida.
Community Services Officer



[Signature]
Notary Public, State of Florida

Yvonne Ramirez
Print, Type or Stamp Name

Personally Known X or Produced Identification _____
Type of Identification Produced _____

Approved as to form
and Legal Sufficiency

[Signature]
Assistant County Attorney

12-21-22
Date

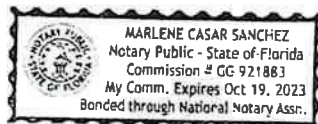
OPTIONEE:

Perrine Apartments II, Ltd.
By: APC Perrine Apartments II, LLC,
its general partner

By: [Signature]
Name: Kenneth Naylor
Title: Vice President

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 15th day of December, 2022 by [Kenneth Naylor],
[Vice President] of [APC Perrine Apartments II, LLC], a [Florida limited liability company].



[Signature]
Notary Public, State of Florida
Marlene Sanchez
Print, Type or Stamp Name

Personally Known ☒ or Produced Identification ☐
Type of Identification Produced _____

Exhibit A

FOLIO: 30-5032-035-0020

TRACT "C". PERRINE GARDENS SUBDIVISION NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT "C"; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID TRACT "C". SOUTH 64°41'09" EAST FOR A DISTANCE OF 44.00 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH AND 44.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WESTERLY LINE OF SAID TRACT "C". NORTH 25°12'37" EAST FOR A DISTANCE OF 166.61 FEET TO A POINT; THENCE SOUTH 64°45'38" EAST FOR A DISTANCE OF 60.15 FEET TO A POINT; THENCE NORTH 25°14'22" EAST FOR A DISTANCE OF 41.10 FEET TO A POINT; THENCE SOUTH 64°45'38" EAST FOR A DISTANCE OF 65.78 FEET TO A POINT; THENCE NORTH 25°14'22" EAST FOR A DISTANCE OF 72.54 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "C"; THE NEXT THREE DESCRIBED COURSES BONG ALONG THE NORTHERLY, NORTHWESTERLY AND WESTERLY LINES OF SAID TRACT "C"; THENCE NORTH 64°44'46" WEST FOR A DISTANCE OF 340.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'51", FOR AN ARC DISTANCE OF 39.28 FT TO A POINT OF TANGENCY; THENCE SOUTH 25°14'22" WEST, FOR A DISTANCE OF 115.00 FEET TO A POINT; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT "C". SOUTH 64°43'28" EAST FOR A DISTANCE OF 195.14 FEET TO A POINT; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "C", SOUTH 25°12'37" WEST FOR A DISTANCE OF 140.16 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 32, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

ATTACHMENT B

MASTER DEVELOPMENT AGREEMENT

BETWEEN

MIAMI-DADE COUNTY

AND

PERRINE HOLDINGS, LLC,

AS ASSIGNEE OF ATLANTIC PACIFIC COMMUNITIES, LLC

(PERRINE GARDENS AND PERRINE VILLAS)

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MASTER DEVELOPMENT AGREEMENT

PERRINE HOLDINGS, LLC, a Florida limited liability company, the ("**Developer**"), as assignee of ATLANTIC PACIFIC COMMUNITIES, LLC, a Florida limited liability company, ("**APC**"), and MIAMI-DADE COUNTY, a political subdivision of the State of Florida and a "public housing agency" as defined in the United States Housing Act of 1937, as amended (the "**County**"), hereby enter into this Master Development Agreement (this "**Agreement**"), effective as of _____, _____ (the "**Effective Date**"), to memorialize certain business terms, conditions and agreements regarding future redevelopment of Perrine Gardens and Perrine Villas in Miami-Dade County, Florida (the "**Development**").

1. Definitions.

- (a) "**A/E**" shall have the meaning set forth in Section 4(b).
- (b) "**Affordable Housing**" shall mean housing units that do not exceed the maximum monthly rent limits (as determined by the Florida Housing Finance Corporation for its multifamily rental programs) for households at or below eighty (80) percent of the medium income level for the Miami-Dade County Metropolitan Statistical Area.
- (c) "**Agreement**" shall have the meaning set forth in the introductory paragraph of this Agreement.
- (d) "**Annual Rent**" shall have the meaning set forth in Section 5(c).
- (e) "**Applicable Transfer**" shall have the meaning set forth in Section 28.
- (f) "**APC**" shall have the meaning set forth in the introductory paragraph of this Agreement.
- (g) "**APP**" shall have the meaning set forth in Section 27.
- (h) "**Board**" shall have the meaning set forth in Section 3(a).
- (i) "**Capitalized Payment**" shall have the meaning set forth in Section 5(b).
- (j) "**Community Benefits Program**" shall mean those programs set forth in Exhibit A-2 of this Agreement, which the Developer agrees to provide in connection with the Development, all subject to the terms and conditions of this Agreement.
- (k) "**Construction Completion**" shall mean, with respect to an applicable Phase, the earlier of the receipt of a temporary certificate of occupancy or the receipt of a permanent certificate of occupancy.
- (l) "**County**" shall have the meaning set forth in the introductory paragraph of this Agreement and shall also include its housing department, Miami-Dade Public Housing and Community Development Department.
- (m) "**County's Responsible Wages**" shall mean the requirement for minimum payment of specified wages to employees performing work on County construction contracts and privately funded construction on County owned land as set forth in Section 2-11.16, Miami-Dade County Code of Ordinances

- (n) **“Cure Period”** shall have the meaning set forth in Section 10.
- (o) **“Default Notice”** shall have the meaning set forth in Section 10.
- (p) **“Department of Cultural Affairs”** shall have the meaning set forth in Section 27.
- (q) **“Developer”** shall have the meaning set forth in the introductory paragraph of this Agreement.
- (r) **“Developer Fee”** shall have the meaning set forth in Section 5(a).
- (s) **“Development”** shall have the meaning set forth in the introductory paragraph of this Agreement.
- (t) **“Development Budget”** shall have the meaning set forth in Section 3(d).
- (u) **“Development Plan”** shall have the meaning set forth in Section 4(a)(1).
- (v) **“Development Schedule”** shall have the meaning set forth in Section 3(d).
- (w) **“Economic Unavoidable Delay”** shall mean (i) delays due to strikes; acts of God; pandemics or other public health crises (including the economic consequences of same) that impact the Development; (ii) floods; fires; any act, neglect or failure to perform of or by the County (to the extent that it affects performance by Developer); (iii) enemy action; civil disturbance; sabotage; restraint by court or public authority; (iv) extraordinary economic or political conditions or events that result in a significant decline in economic activity that impairs access to debt or equity markets by developers of development projects in the United States or South Florida similar to the portion of the Development being developed or that allows committed debt or equity participants to terminate their debt or equity commitment, such as a temporary or long term liquidity crisis or recession, or (v) new duties, taxes, or other charges imposed as a result of geopolitical actions that result in a material increase in the construction costs for the Development.
- (x) **“Effective Date”** shall have the meaning set forth in the introductory paragraph of this Agreement.
- (y) **“Effective Termination Date”** shall have the meaning set forth in Section 8(f)(i).
- (z) **“Existing Residents”** shall mean those residents currently residing at Perrine Gardens & Perrine Villas who will have all the resident rights that HUD’s RAD program requires, as outlined in the RAD Notices.
- (aa) **“Event of Infeasibility”** shall have the meaning set forth in Section 8(b).
- (bb) **“FGBC”** shall have the meaning set forth in Section 4(b)(25).
- (cc) **“FHFC”** shall mean the Florida Housing Finance Corporation.
- (dd) **“Financial Benefits”** shall have the meaning set forth in Section 4(b)(25).
- (ee) **“Financial Closing”** shall mean closing on construction financing for a particular Phase of the Development.

- (ff) **“Force Majeure Event”** shall have the meaning set forth in Section 9(c).
- (gg) **“HUD”** shall mean United States Department of Housing and Urban Development.
- (hh) **“HUD PIC”** shall have the meaning set forth in Section 3(c).
- (ii) **“IPSIG”** shall have the meaning set forth in Section 25.
- (jj) **“LEED”** shall have the meaning set forth in Section 4(b)(26).
- (kk) **“LIHTC”** shall mean Federal Low-Income Housing Tax Credit under Section 42 of the Internal Revenue Code.
- (ll) **“Liquidated Damages”** shall mean those damages to be paid by the Developer to the County for failure to provide any material portion of any item of the Community Benefits Programs, which shall be calculated and assessed in the manner set forth in Section 9(e) for Community Benefits Programs.
- (mm) **“Management Agent”** shall have the meaning set forth in Section 7(a).
- (nn) **“Management Agreement”** shall have the meaning set forth in Section 7(a).
- (oo) **“Material Changes”** shall have the meaning set forth in Section 3(d).
- (pp) **“Net Cash Flow Participation”** shall have the meaning set forth in Section 5(c).
- (qq) **“NGBS”** shall have the meaning set forth in Section 4(b)(26).
- (rr) **“Owner Affiliated Entity”** shall have the meaning set forth in Section 3(c).
- (ss) **“PBRA”** shall have the meaning set forth in Section 16(a)(i.).
- (tt) **“PBVs”** shall have the meaning set forth in Section 16(a)(i.).
- (uu) **“Phase”** shall have the meaning set forth in Section 3(d).
- (vv) **“Phase Development Plan”** shall have the meaning set forth in Section 4(a)(1).
- (ww) **"Phase Ground Lease"** shall have the meaning set forth in Section 3(d).
- (xx) **"Phase Option Agreement"** shall have the meaning set forth in Section 3(d).
- (yy) **“Procedures Manual”** shall have the meaning set forth in Section 27.
- (zz) **“Proper Invoice”** shall have the meaning set forth in Section 6(c).
- (aaa) **“Property”** shall mean the real property owned by the County and located at 17305 SW 102nd Avenue, Miami-Dade County, Florida, 10000 W Jessamine Street, Miami-Dade County, Florida, 10060 W Evergreen Street, Miami-Dade County, Florida, 10301 SW 180 Street, Miami-Dade County, Florida, 10300 SW 179 Street, Miami-Dade County, Florida, 10320 SW 179 Street, Miami-Dade County, Florida, 10321 SW 180 Street, Miami-Dade County, Florida, 10340 SW 179 Street, Miami-Dade County, Florida, 10341 SW 180 Street, Miami-Dade

County, Florida, 10360 SW 170 Street, Miami-Dade County, Florida, 10361 SW 180 Street, Miami-Dade County, Florida, 10380 SW 179 Street, Miami-Dade County, Florida, 10381 SW 180 Street, Miami-Dade County, Florida, and 10391 SW 180 Street, Miami-Dade County, Florida, having the folio numbers 30-5032-035-0010, 30-5032-004-0600, 30-5032-035-0020, 30-5032-036-0070, 30-5032-036-0060, 30-5032-036-0050, 30-5032-036-0080, 30-5032-036-0040, 30-5032-036-0090, 30-5032-036-0030, 30-5032-036-0100, 30-5032-036-0020, 30-5032-036-0110, and 30-5032-036-0120, and generally referred to as Perrine Gardens & Perrine Villas. Upon execution of a Phase Ground Lease for any Phase, Property, as it refers to that Phase, shall have the meaning set forth in the Phase Ground Lease.

- (bbb) **“RAD”** shall mean HUD’s Rental Assistance Demonstration program originally authorized by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55), as it may be re-authorized or amended.
- (ccc) **“RAD Conversion Commitment”** shall mean a commitment from HUD to the County and an Owner Affiliated Entity to provide a RAD HAP Contract in accordance with the conditions stated in such commitment.
- (ddd) **“RAD Financing Plan”** shall mean as such term is defined in the RAD Implementation Notice.
- (eee) **“RAD HAP Contract”** shall mean a Housing Assistance Payments Contract in the form required by RAD Requirements.
- (fff) **“RAD Requirements”** shall mean all requirements of RAD, including, without limitation, those set forth in HUD Notice H-2019-09/ PIH-2019-23 (the **“RAD Implementation Notice”**) and HUD Notice PIH-2016-17 (HA)/ H-2016-17 (the **“RAD Fair Housing Notice”**), each as they may be amended.
- (ggg) **“RAD Unit(s)”** shall mean any unit assisted by a RAD HAP Contract.
- (hhh) **“Redevelopment Plan”** shall have the meaning set forth in Section 3(d).
- (iii) **“Scope of Work”** shall have the meaning set forth in Section 3(d).
- (jjj) **“Section 42”** shall have the meaning set forth in Section 3(d).
- (kkk) **“Termination for Cause”** shall have the meaning set forth in Section 8(c).
- (lll) **“Relocation Plan”** shall have the meaning set forth in Section 4(b)(16).
- (mmm) **“UFAS”** shall mean Uniform Federal Accessibility Standards, in accordance with the accessibility requirements of HUD’s Section 504 (24 CFR 8.32).
- (nnn) **“Unit Mix”** shall have the meaning set forth in Section 3(d).
- (ooo) **“Use Period”** shall have the meaning set forth in Section 4(b)(22).
- (ppp) **“Use Restrictions”** shall have the meaning set forth in Section 4(b)(22).
- (qqq) **“WOPR”** shall have the meaning set forth in Section 3(a).

2. Nature of Agreement.

This Agreement sets forth the principal terms that have been agreed to by the parties concerning the Development. It is anticipated that this Agreement will constitute the “Master Development Agreement” for the development and construction of the Development. The parties are executing this Agreement to establish the principal terms of the transaction in order to enable both parties to proceed with an understanding of their obligations and agreements with regard to the Development.

This Agreement is intended to provide an overall framework for a cooperative, public-private, highly coordinated approach to the implementation of the redevelopment plan of the Development. The County and the Developer agree to work with each other in good faith to execute any subsequent agreements that may be needed to complete the Development.

3. Development Feasibility and Structure.

- (a) Request for Proposals and Developer’s Response. The County sought proposals under WOPR No. 01295-01 (the “**WOPR**”) for the Development from qualified housing developers. APC submitted a response to the WOPR on July 23, 2020. On October 6, 2020, the Miami-Dade Board of County Commissioners (the “**Board**”) adopted Resolution No. R-961-20, awarding the site control of the Property through a Short-Term Ground Lease to APC and its affiliates, and authorizing further negotiations with the Developer with respect to this Agreement. The County hereby approves the designation of the Developer as the developer for the Development, subject to and in accordance with the terms and conditions provided herein. Upon written notice from the Developer and written agreement by the County, the County shall enter into an option to lease with an Owner Affiliated Entity with respect to such portion of the Property as identified by the Developer in the written notice.
- (b) The option to lease shall be substantially in the form attached hereto as Exhibit K (the “**Phase Option Agreement**”). Upon the exercised of the option to lease by the Owner Affiliated Entity and the entering into a lease related thereto (a “**Phase Ground Lease**”), such Owner Affiliated Entity shall receive an assignment of the development rights with respect to such portion of the Property. Prior to or simultaneously with the date on which the parties execute the initial Phase Ground Lease, the Owner Affiliated Entity thereunder, as tenant, shall deliver written notice to the County, as landlord, of the date on which such Owner Affiliated Entity intends to commence construction of the development contemplated under the initial Phase Ground Lease; such construction shall commence no later than thirty (30) days after the execution date of the initial Phase Ground Lease. Developer must secure financing from FHFC or other financing sources for each subsequent Phase within twelve (12) months after receiving the previous Phase certificate of occupancy, and development of each Phase must commence no greater than thirty (30) days after Financial Closing. As in all Phases, in the event timely written notice is not received from the applicable Owner Affiliated Entity to the County on the remaining Phases by the respective timing and dates, the County may, at its sole option and by written notice to the applicable Owner Affiliated Entity, deem such failure a material default of this Agreement and, at the County's sole discretion and right, award the development rights to the remaining Phases to another development entity.
- (c) For avoidance of doubt, any Phase Ground Lease with an Owner Affiliated Entity shall be permitted only pursuant to the approval process set forth in the Phase Option Agreement. Upon the Developer's assignment of its development rights to Owner Affiliated Entities, the Developer's responsibilities hereunder with respect to such portion of the Property will cease

and be of no further effect, and such responsibilities will transfer to such Owner Affiliated Entities, as applicable, and the County will enter into an estoppel agreement, in substantially the form attached to this Agreement as Exhibit L (subject to revisions as reasonably requested by investors and lenders with respect to each applicable Phase), providing, amongst other matters, confirmation of the obligations arising under this Agreement that have been completed by such Phase.

- (d) Development Overview. The parties acknowledge and agree to comply with all RAD Requirements in existence at the time of execution of this Agreement, and as may be amended from time to time. The Development shall be a mixed-income development, consisting of the construction of a minimum of 758 new mixed-income multifamily rental units (or the maximum permitted by applicable zoning requirements), which may include Perrine residents relocated to new units in Quail Roost Transit Village. This development includes approximately 178 RAD receiving project-based voucher assistance under the RAD program, Affordable Housing, workforce housing units as defined by Section 33.193.6 of the Code of Miami-Dade County, as may be amended from time to time, and market rate housing (as applicable). The Development may be carried out in multiple phases (each referred to as a “**Phase**”). In addition, the development will include state-of-the-art apartments and amenities, and significant community benefits as described on Exhibit A-1 and Exhibit A-2. All RAD Units and affordable housing units in each Phase will be operated and maintained as qualified Low Income Housing Tax Credit (“**LIHTC**”) units under Section 42 of the Internal Revenue Code of 1986 (“**Section 42**”), as amended, for a period of not less than the Tax Credit Compliance Period (as such term is defined in Section 42 and required by the Florida Housing Finance Corporation (“**FHFC**”) and any applicable extended use period.

The preliminary schematic plans for Perrine Gardens and Perrine Villas are attached hereto at Exhibit C (hereinafter referred to as the “**Scope of Work**”). These preliminary Schematic Plans are subject to change as set forth in this Section 3(d). An initial development budget for the Phases of the Development will be attached (as set forth below) hereto as Exhibit D (hereinafter referred to as the “**Development Budget**”), and will include a pre-development budget for each phase. An initial development schedule will be attached (as set forth below) hereto as Exhibit E (hereinafter referred to as the “**Development Schedule**”). A description of the unit types, sizes and targeted income levels (the “**Unit Mix**”) for the Development is attached as Exhibit F. A list of key Development team members is attached as Exhibit G. The Scope of Work, Development Budget, Development Schedule, and the Unit Mix shall be referred to as the “**Redevelopment Plan**.”

The Developer will submit the Development Budget and Development Schedule within sixty (60) days after the Effective Date for the County’s review, comment and approval. Upon approval of the Development Budget and Development Schedule by the County, each will be incorporated hereto, respectively, as Exhibit D and Exhibit E. If the County has not provided the Developer with written notice of its approval of the Development Budget and Development Schedule or with any written comments with respect thereto within the later of (i) thirty (30) days of submission, or (ii) ninety (90) days following the execution of this Agreement, the County shall be deemed to have consented to the Development Budget and Development Schedule.

Following the County’s approval (or deemed approval) of the Development Budget and Development Schedule, Developer shall be required to obtain the County’s approval, such approval not to be unreasonably withheld, only with respect to Material Changes to the

Redevelopment Plan and as Material Changes become necessary. At a minimum, notice of any Development updates shall be provided in monthly intervals. After the County provides County's approval (or deemed approval) of the Redevelopment Plan, any other changes, other than Material Changes, shall be deemed effective upon the Developer providing to the County notice of said change(s). Subject to the preceding sentence, the following shall be considered **"Material Changes"**:

- i. Changes to the Unit Mix that preclude the redevelopment of 178 RAD Units at a ratio to other units of 50% or less per Phase;
- ii. Prior to Financial Closing of any Phase, an increase in the Development Budget by more than 10%, net of inflation as determined by the R. S. Means City Cost Index for Miami; or
- iii. Prior to Financial Closing of any Phase, changes to the Development Schedule that delay Construction Completion or lease-up by more than one hundred twenty (120) calendar days.

If the County has not provided the Developer with written notice of its approval of any submitted Material Change(s) to the Redevelopment Plan or with any written comments to any such submitted Material Change(s) within thirty (30) days of submission, the County shall be deemed to have consented to any such Material Change(s) to the Redevelopment Plan.

Furthermore, a Phase Option Agreement will be executed by and between the County and the applicable Owner Affiliated Entity to reflect the site control granted to the Owner Affiliated Entity with respect to each Phase. As provided above, the comprehensive Development contemplated herein will occur in Phases and the County will permit various direct leases upon the exercise of the option set forth in the Phase Option Agreement, with various Owner Affiliated Entities with respect to each of the various Phases that collectively comprise the Development. All proposed Phase Option Agreements will be first submitted to the County for review and approval prior to execution of said Phase Option Agreement. The County will provide approval, which will not be unreasonably withheld, within thirty (30) calendar days. If the County does not respond to the Developer's submission of a proposed Phase Option Agreement, then said Phase Option Agreement will be deemed as approved by the County.

The parties understand that the RAD Requirements require that any Existing Resident who is on a public housing lease, has submitted an application to be added to an existing lease, or is otherwise in lawful occupancy at the time of issuance of a RAD CHAP (i.e., Commitment to Enter into a Housing Assistance Payments Contract) has a right to return to the Development, but actual RAD Requirements will govern. The parties further acknowledge and agree that the number of RAD Units contemplated as part of the Development is intended to provide each Existing Resident a right to return to the Development upon Construction Completion, through a one-for-one replacement of all existing public housing units and by ensuring that each Existing Resident household has access to a right-sized unit for its household size. To assure the Existing Residents of options and choices in the development process, if an Existing Resident desires to move from the Development (instead of remaining in the Development and becoming a resident in a new RAD unit upon Construction Completion), the County will seek to provide the resident with alternative relocation resources, following the guidelines set forth in Miami-Dade Public Housing and Community Development's Admissions and Continued Occupancy Policy (ACOP) and any related County Resolutions.

- (e) Ownership Entities for Rental Phase and Selection of Investor. The Developer shall form different owners to own each Phase of the Development (each, an “**Owner Affiliated Entity**”), as further evidenced by each Phase Option Agreement. Each Owner Affiliated Entity will have a managing member that will be a limited liability company controlled by the Developer. The principal equity interest in the Owner Affiliated Entity with respect to any Phase containing LIHTC Units will be owned by a LIHTC investor that is selected by the Developer and subject to approval by the County, not to be unreasonably withheld.

In cases where the Unit Mix includes RAD Units, as well as affordable and/or market rate units, the RAD Units shall be considered “fixed” or “floating,” and identified as such in the HUD PIH Information Center (“**HUD PIC**”) website, or any successor information system.

Notwithstanding the foregoing set forth in Sections 3(a) through 3(c), this Agreement and the parties’ obligations hereunder are contingent upon the final approval of this Agreement by the Board, which shall be within the Board’s sole discretion. If the Board, in its sole discretion, does not approve this Agreement, this Agreement shall be null and void.

4. **Development Responsibilities.**

- (a) **Developer Responsibilities.** As more specifically set forth herein, the Developer (which, for purposes of this Section 4, will be deemed, if applicable, to be the Owner Affiliated Entity to which Developer has entered into a Phase Ground Lease with the intent for such entity to develop all or a portion of the Property) shall be responsible for development services in connection with the new construction work in each Phase of the Development. The Developer shall be responsible to manage and maintain the continued occupancy of any Phase of the Development upon Construction Completion of the Development, as well as carrying out all other work for which Developer is responsible, as such responsibilities are detailed in this Agreement. Notwithstanding the foregoing, the parties acknowledge and agree that the Developer shall have no responsibility, liability or obligation (other than those obligations set forth in this Agreement) with respect to the existing units or the Existing Residents until they have been moved into a Phase of the Development. The actual services to be delivered by the Developer shall include all development services reasonably required to complete the construction of the Development and, except as otherwise provided herein and to the extent applicable, to cause each Owner Affiliated Entity to facilitate the construction of each Phase of the Development, including, but not limited to:
- i. establishing phasing and timetables, structuring and securing financing and obtaining necessary City and County approvals, and hiring a general contractor or construction manager. Not less than thirty (30) calendar days prior to submission of any funding applications, the Developer shall submit to the County a complete draft development plan (each, a “**Phase Development Plan**”), including Scope of Work, Development Budget in Excel (in a format that includes formulas and cell inputs that the County can review and work with), Development Schedule and Unit Mix. If the Phase Development Plan incorporates Material Changes to the Redevelopment Plan, then the County shall approve any modifications to a Phase Development Plan within ten (10) calendar days after the County receives the Phase Development Plan.
 - ii. providing financing to the project (other than financing which is the responsibility of the County, as such financing is identified in this Agreement) and identifying

and securing additional financing, including completing funding applications for available local, state, and federal funding, as mutually agreed upon by the County and the Developer;

- iii. providing all required third-party guarantees, including investor and completion guarantees;
- iv. preparing the RAD Financing Plan; providing identification of all sources and uses of funding, cost estimates, and confirming the appropriateness of all budget line items, assisting in preparing or coordinating all documents necessary for closing of the financing in accordance with, as applicable, RAD Requirements; collaborating with the County to finalize documents and assist in the preparation of the evidentiary submission to HUD; and scheduling the Financial Closing; providing a copy of all Financial Closing documents to the County in searchable PDF, Excel or other searchable format;
- v. entering into contracts or agreements, consistent with the terms of this Agreement, necessary or convenient for Construction Completion of the Development, which contracts or agreements may be assigned, as appropriate, by the Developer to the related Owner Affiliated Entity at or prior to the Financial Closing. Awards shall be made to the bidder or offeror whose bid or offer is most advantageous to the Development, taking into consideration price, quality and other factors deemed by the Developer to be relevant; the Developer shall make good faith efforts to contract with qualified bidders and offerors that are HUD Section 3 businesses, Small and Minority firms, Women's Business Enterprise, and Labor Surplus Area firms. The Developer is committed, to the greatest extent feasible, to setting aside a minimum of 30% of all new and existing vacant construction jobs and 25% of all post construction jobs to Section 3 and targeted zip code eligible residents. In addition, the Developer has committed to award a minimum of 35% of the construction subcontracts to certified Section 3, CBE, DBE, S/M/WBE, and Labor Surplus Area firms; the Developer shall not employ or contract with any third-party contractor which has been debarred by HUD or the County and shall promptly terminate any contracts with any third-party contractor that is subsequently debarred;
- vi. determining all necessary governmental approvals for such plans;
- vii. carrying out pre-construction and construction activities, including demolition (as applicable), geotechnical testing, environmental testing and remediation (as applicable), design and engineering of the Development, guaranteeing Construction Completion of same without Material Changes to the Development Budget or Development Schedule, and ensuring compliance with all applicable laws, rules and regulations;
- viii. carrying out property management of the Development pursuant to a Management Agreement, which the Developer will create and Developer and County will mutually agree on within one hundred eighty (180) days after the Effective Date, and will then be incorporated hereto as Exhibit H. If the County has not provided the Developer with written notice of its approval of the Management Agreement or with any written comments with respect thereto within the later of (i) thirty (30) days of submission, or (ii) ninety (90) days following the execution of this

Agreement, the County shall be deemed to have consented to the Management Agreement attached hereto and made a part hereof as Exhibit H to this Agreement, following the Construction Completion of each Phase of the Development, including maintaining all applicable occupancy standards and maintaining all requisite reports, certifications and data in accordance with applicable UFAS unit reporting requirements; Developer shall assist the County with all reporting and coordination requirements, including, but not limited to, HUD-PIC coordination and submissions required for the project; the property management agreement shall include provisions for Resident Grievance procedure, and additionally stipulate at least one member of the Full-Time property management site employees is from the community.

- ix. maintaining regular communication and attending monthly progress meetings with the County and the Existing Residents regarding its development activities, establishing a public informational website for the project, and providing written monthly reports to include: (a) current month's activities; (b) next month's planned activities; (c) schedule narratives (including any changes); (d) subcontracting narrative, including, but not limited to: job training, employment, HUD Section 3 and small and minority firms, women-owned enterprises, and labor surplus firms, HUD Section 3 jobs created by trade, during construction and post construction; (e) financing summary of status; and (f) pending issues;
- x. establishing a detailed scope of work, in conjunction with the County, for the new construction work and submitting the same for County approval; and
- xi. providing all records as may be required by the County, including, but not limited to, records pertaining to Davis-Bacon, job training, employment, HUD Section 3 and small and minority firms, women-owned enterprises, and labor surplus firms, HUD Section 3 jobs created by trade, during construction and post construction, etc.

(b) Design, Construction, Relocation Plan, and Accessibility Requirements.

- i. The Developer and County shall conduct value engineering reviews during design and construction document phases to minimize construction cost and maximize scope of work to be done with allocated funding. The County will have access to design drawings, may provide comments and requests to changes in design, finishes and all aspects of the design development process, and may, along with the Existing Residents, participate in the design decision making process for all material design and development programming decisions.
- ii. The Developer will provide the County with all cost certifications and reports from the investor and lender and the County will have the opportunity to review and comment on such certifications and reports.
- iii. The County will have the opportunity to approve all change orders that require the approval of the investor and the lender (i.e., in excess of those minimum thresholds per occurrence and in the aggregate that do not require the approval of the investor and lender), such approvals not to be unreasonably withheld or delayed.
- iv. The Developer shall meet or exceed federal accessibility requirements and other

requirements as indicated herein. Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. § 794 and 24 C.F.R. Parts 8 and 9, prohibits discrimination against persons with disabilities in any program or activity receiving Federal Financial assistance. 24 C.F.R. § 40.4 established the Uniform Federal Accessibility Standards (UFAS) as the standard design, construction, or alteration of residential structures. UFAS became effective July 11, 1988. The Developer shall provide at a minimum (unless more stringent requirements apply) not less than five percent (5%) of UFAS compliant units for mobility-impaired persons. An additional minimum of two percent (2%) is required for people with hearing or vision impairments. Not less than one unit each shall be provided for mobility-impaired and one unit for vision or hearing impaired if percentages indicate that less than one unit is required. UFAS compliance and certifications are required for all areas required by UFAS, including interior and exterior of units, common areas, site and parking, etc. The Developer shall retain an independent, experienced, and qualified third-party consultant (UFAS consultant) to certify UFAS compliance in a certification form provided by the County. The UFAS consultant shall provide the HUD UFAS Accessibility Checklist along with its certification form, attached hereto as Exhibit I, to the County. The UFAS consultant shall not be the architect of record. The UFAS consultant shall have experience in providing UFAS certification including design reviews, construction reviews, and certifications. Additionally, the UFAS consultant shall provide to the Developer, and copy to the County, comments at fifty percent (50%) and one hundred percent (100%) of construction documents. The Developer shall submit, through the County, its one hundred percent (100%) construction documents for UFAS units for review and approval by HUD. Any comments by HUD and/or the County and any other agencies having jurisdiction shall be incorporated in the construction documents. The UFAS consultant shall also conduct on-site inspections during construction at fifty percent (50%) and one hundred percent (100%) of Construction Completion to confirm UFAS compliance. The Developer, architect of record, the UFAS consultant, and the Developer's general contractor shall attend HUD's site inspections that may be conducted during construction and/or at Construction Completion. The Developer shall facilitate site access for HUD's site inspections. HUD will provide comments to the County and the Developer. The Developer shall address all HUD comments to receive HUD approval. If Developer fails to comply with UFAS, as may be identified by the County, HUD or any other entity having jurisdiction, such noncompliance shall be deemed an Event of Default pursuant to Section 9 of this Agreement, and the Developer shall be provided an opportunity to cure said default, at the Developer's cost, as prescribed by Section 10 of this Agreement. On-going information concerning UFAS units and its occupants shall also be required by the County, which requirement shall survive this Agreement. The Developer shall provide required UFAS-related information as reasonably required by the County. In addition, developers are highly encouraged to provide units that are easily "adaptable" to UFAS units. The Developer shall assist with UFAS reports and any other reports or information required by County or HUD.

- v. Davis-Bacon wage requirements: Davis-Bacon wages shall apply to all structures built or rehabilitated on the County owned or leased land regardless of whether these structures receive a federal subsidy or not. These structures may include, but are not limited to, RAD Units, affordable units, market-rate units, commercial

and/or office buildings, and/or any other structure built on site. The Developer shall meet all applicable Davis-Bacon wage requirements and shall monitor and ensure Davis-Bacon wage compliance by general contractor(s), sub-contractors, sub-sub contractors, etc., and shall ensure that all contracts and sub-contracts issued to any contractor on the project include Davis-Bacon requirements. The Developer shall carefully review Davis-Bacon requirements with all contractors and sub-contractors on site on an on-going basis, shall appoint an experienced and qualified Davis-Bacon compliance officer to ensure compliance during the entire construction duration, and shall provide Davis-Bacon compliance reporting to County as it may require. Any costs incurred by the County due to Davis-Bacon noncompliance by the Developer and/or any of its contractors, shall be reimbursable to the County by the Developer.

- vi. The Developer shall pay a \$2,500.00 per month fee to PHCD during the entire construction duration of the project for Davis-Bacon compliance review. The first payment shall be due 30 days after the construction of the project has begun. Failure to comply with Davis-Bacon wage rate or other federal required classification requirements will affect payments to the Developer (refer to Section 6, Payment Provisions). In addition, the County will assess the Developer up to a \$500.00 daily penalty fee to cover reasonable administrative costs it incurs for managing issues associated with the Developer's, and/or its consultants, contractors or vendors, non-compliance with the applicable regulations. This includes, but is not limited to, compliance with Davis-Bacon wages and HUD Section 3 requirements. This fee will be assessed for all days starting on the date that the County notifies the Developer of non-compliance and will be assessed until the date that the issue is acknowledged in writing as being resolved either by the County or Developer.
- vii. The Developer shall ensure that its contractors and their subcontractors are classifying workers properly for Davis-Bacon purposes and that they maintain proper documentation to support worker classification. In reviewing certified payrolls, the County will be alert to anomalies, and in such cases will consult with federal agencies, such as the Internal Revenue Service, Department of Labor, and HUD. Review of payroll records and/or similar documents by the County shall not relieve developers, contractors and subcontractors from ensuring Davis-Bacon Compliance and appropriate worker classification in accordance with all applicable requirements.
- viii. Failure to comply with Davis-Bacon wage rate or other federal required classification requirements will affect payments to the Developer (refer to Section 6 payment provisions).
- ix. Notwithstanding the foregoing subsection (6) above, the Developer shall require all contractors and subcontractors to pay Davis-Bacon Wages.
- x. The Developer shall provide a construction schedule using a Gantt chart format (or another format reasonably acceptable to the County) indicating all activities (e.g. event, task, and trade).

- xi. The Developer shall ensure unit design layout allocates proper circulation space and sustains suitable linear wall allocation for proper functioning and furniture layout.
- xii. The Developer shall provide an emergency generator that will power code-required emergency items in the building, in addition to providing power for ninety-six (96) hours of operation, without refueling, at a community room and a community area kitchen within the project sites. The foregoing is in addition to all community benefits and public housing unit amenities preliminarily described and summarized in Exhibit A-1 and Exhibit A-2.
- xiii. Appliances (only applies to buildings undergoing rehabilitation):

Existing appliances (such as refrigerators, ranges, ovens, washers, dryers, water heaters, etc.) shall be removed and replaced with new appliances. The Developer shall bear the cost of removal and relocating/moving the existing appliances to an offsite centralized location to be determined by the County. The Developer shall secure the site during any removal and/or replacement of appliances, equipment, furnishings, etc. This work shall be carefully coordinated between the Developer and the County.
- xiv. Recycled and Salvaged items:

The Developer is responsible to collect and deliver to the County Store all items in a Development site that are to be recycled. Appliances or furnishings going to the County Store or back to the County for its use are “recycled” items.

Recycled items include but are not limited to equipment, telephones, televisions, vacuum cleaners, fax machines, copiers, tools, all types of appliances, all furniture, etc. as directed by the County. The Developer shall contact the County Store representative and follow the following process for items that are directed to be delivered to the County Store:

 - a) The Developer shall call the County Store representative at 305-556-8106 at least a day in advance (preferably earlier) to notify them of the number of trucks and equipment/furnishings to be delivered, and provide them with an opportunity to prepare for the delivery. Deliveries of the equipment/furnishings by the Developer to the County Store (located at 980 West 84 Street, Hialeah, Florida) shall be scheduled between 7:30 and 10 am only, since they have to attend to walk-in customers the rest of the day. The County Store does not accept drop-offs on Fridays, weekends or legal holidays.
 - b) Developer shall complete all the information required on the attached Property Action Form. Please include the “Asset Tab # or Serial # of each equipment/furnishing, if available. If none can be found, indicate “N/A” in that column, and provide a detailed description of the equipment.
 - c) The County Store will not accept delivery of any chemicals; therefore if any item has a gas tank or other type of chemical container attached, the chemical container needs to be removed by the Developer prior to delivery.

- xv. The Developer shall closely coordinate with the County and attend meetings with the Existing Residents as reasonably required to inform and receive input from such residents on all aspects of the Development plans, and as required by RAD Requirements. The Developer shall give good faith consideration to incorporate input received from the Existing Residents, in coordination with the County, as feasible and consistent with applicable codes, zoning, federal requirements, etc. The County will coordinate and schedule meetings with the Existing Residents.
- xvi. The Developer shall submit in writing a detailed relocation plan (“**Relocation Plan**”), in compliance with the County’s Tenant Relocation Agreement standards set in Resolution No. R-1181-19 (Exhibit J), for any Existing Residents intending to relocate to the Development upon Construction Completion for review and approval by the County, which approval shall not be unreasonably withheld. The Relocation Plan shall include appropriate notification and minimum disruption/inconvenience for the Existing Residents and safety as major considerations. The Developer shall provide a “third party relocation coordinator” to plan, organize, implement and monitor all aspects of the Relocation Plan, closely coordinate all aspects required for relocation, including phasing and duration, temporary unit locations and rental costs, moving and storage of furnishings, transportation, meals, pets, mail, etc. The County shall cooperate to issue notices and convene meetings in accordance with the Relocation Plan. Relocation costs will be part of the project budgets by phase. The Developer is responsible for all costs related to all temporary and permanent relocation of residents.
- xvii. The Developer shall provide to the County supporting documentation, such as Notice to Proceed (NTP) to contractors/sub-contractor and Certificates of Occupancy or Completion, as applicable.
- xviii. The Developer and its consultants shall carefully review all change orders, contingency adjustments and/or any other additional costs (herein change orders) to confirm that these are appropriate and to minimize said costs whenever possible. Such review shall include, but not be limited to, compliance with contract documents, the party requesting the change order, and the reason for such request (justification), hidden or unforeseen conditions, architect/engineer (“A/E”) error and/or omissions, critical path analysis for time extensions and other contract requirements.
- When change orders involve time extensions, the Developer and its consultants shall also carefully review and confirm that these are appropriate and shall minimize wherever possible time extensions. Time extension reviews shall include an evaluation of the critical path analysis to confirm whether the time extension has impacted the critical path.
- xix. The Developer shall carefully review and coordinate the work of its consultants to minimize A/E errors and omissions, and minimize any change orders, including additional costs and time extensions on the project. The County shall not approve additional costs/fees for A/E errors and omissions or any other costs/fees related to conditions which could have reasonably been discovered or should have been discovered with appropriate due diligence by the Developer and/or its consultants, contractors or other vendors.

- xx. The County may back-charge the Developer up to \$500 Daily for reasonable administrative costs it incurs for non-compliance with the applicable regulations by the Developer and/or its consultants, contractors or vendors. This includes, but is not limited to, compliance with Davis-Bacon wages and HUD and Miami-Dade County Section 3 requirements.
- xxi. Award Letters. Upon receipt of any funding award, the Developer shall provide to the County all award letters, including from FHFC and commitment letters from financial institutions.
- xxii. HUD RAD Requirements. The RAD evidentiary documents are subject to the review and approval by HUD and must contain the following provisions:
- RAD Units will continue to be operated as such (“**Use Restrictions**”) for a period of twenty (20) years with required renewals in accordance with the RAD Use Agreement as required by RAD Requirements (“**Use Period**”) from the date the use first commences;
 - Use Restrictions shall be in a first priority position against the property (e.g. prior to any financing documents or other encumbrances) during the Use Period; and
 - The approved Owner Affiliated Entity shall maintain ownership and operation of the property during the Use Period. The Owner Affiliated Entity shall not convey, sublease or transfer the Property without prior approval from the County at any point during the Use Period other than pursuant to customary transfer provisions.
- xxiii. The County is responsible for monitoring and enforcing the Use Restrictions during the Use Period.
- xxiv. The Developer will provide a community benefits program at the Development, referred to herein as the Community Benefits Program. A preliminary description of the Community Benefits Program is set forth at Exhibit A-2.
- xxv. The various Phases of the Development will generate a number of financial benefits (“**Financial Benefits**”). Such Financial Benefits are further described in Exhibit B.
- xxvi. The proposed improvements are subject to the County’s Sustainable Buildings Program provisions in Chapter 9 of the Code of Miami-Dade County, Sections 9-71 through 9-75 together with Miami-Dade County Implementing Order IO 8-8, as managed by Miami-Dade County Office of Resilience within the Regulatory and Economic Resources Department. The Developer shall design the Development to be consistent with a Silver certification rating from the U.S. Green Building Council’s Leadership in Energy and Environmental Design (“**LEED**”) as required by County Implementing Order 8-8. Pursuant to Implementing Order 8-8, the requirement for applying the appropriate LEED Silver standard may be modified due to special circumstances of the Development. Such modification shall be for the express purpose of ensuring the use of the most appropriate or relevant rating

standard, and shall not, in any way, exempt the requirement to apply green building practices to the maximum extent possible. This substitution process shall be administered by and through the County's Office of Resilience Sustainability Manager.

The LEED Silver certification or designation relative to the Development is outlined by the U.S. Green Building Council. The Developer agrees to regularly provide the County with copies of any and all records and/or reports (including but not limited to any approvals, rejections and/or comments) from the neutral and independent third-party reviewing the Development relative to the LEED Silver designation from the U.S. Green Building Council or certification from the National Green Building Standard ("NGBS").

Further, the LEED Silver certification or designation or NGBS certification is a description or label designed to establish the level of energy efficiency and sustainability for Buildings and Improvements of the overall Development; and should substantially improve the "normal" or "regular" energy efficiency and indoor air quality for the overall Development. Beyond these environmentally responsible steps, Developer specifically agrees to consider additional steps or means to improve and/or protect the environment with regard to the Development, and to inform the County of any and all such additional methods or ways that Developer will utilize "green building standards" in the design and construction of the overall Development in an effort to achieve the important goals of creating a healthy place to work as well as an environmentally responsible development in the community. Developer's decision whether to incorporate or adopt any such additional steps or means shall be made in Developer's sole and absolute discretion. Other specific requirements include:

Energy-efficient reflective roofs or green roofs are also specifically required per Miami-Dade County Resolution No. R-1103-10; and

Electric Vehicle (EV) charging stations required per Miami-Dade County Resolution No. R-1101-15.

xxvii. Sea Level Rise and Heat Resilience:

In accordance with Miami Dade Board of County Commissioners (BCC) Resolution R-451-14, the Developer shall be required to consider sea level rise projections and potential impacts as best estimated at the time of the Projects, using regionally consistent unified sea level rise projections and sea level rise data mapping websites, during all project phases including but not limited to planning, design, and construction, to ensure that the Projects will function properly for fifty (50) years or the design life of the projects, whichever is greater.

The Developer shall provide a comprehensive landscape plan for all open spaces that meets or exceeds the minimum standards described in the Miami-Dade County Landscaping Ordinance Chapters 18A and 18B and aligns with the Landscape Manual, while also complying with any municipal landscape code requirements, in a way that reduces building energy use intensity, aids onsite stormwater management, and expands existing tree canopy to increase community resilience to

extreme heat while also enhancing overall appearance. In accordance with CDMF Policy LU-8I, the Developer is encouraged to incorporate additional heat mitigation elements into the project including porous pavements, cool roofs, and high albedo surfaces. The Developer will be required to consult with all appropriate County departments and plans will need to be in accordance with Miami-Dade County Implementing Order IO 8-8 and approved by Miami Dade PHCD Department.

xxviii. The Developer shall comply with the requirements of E-Verify as more fully described in Exhibit N attached hereto and incorporated herein by reference.

xxix. Safety Standards and Regulations.

The Developer and/or Owner Affiliated Entity shall be required to comply with the Occupational Safety and Health Administration (OSHA) requirements. Precautions shall always be exercised for the protection of persons and property. The equipment being offered by the Developer and/or Owner Affiliated Entity shall be the most recent model available. Any optional components which are required in accordance with the specifications of the project shall be considered standard equipment for the purposes of this Agreement. Demonstrator models will not be accepted. Omission of any essential detail from the specifications of the project does not relieve the Developer and/or Owner Affiliated Entity from furnishing a complete unit. The equipment shall conform to all applicable Federal (including OSHA), State, and local safety requirements. All components (whether primary or ancillary) of the delivered equipment shall be in accordance with current Society of Automotive Engineering (SAE) standards and recommended practices, as applicable. The engineering, materials, and workmanship associated with the Developer and/or Owner Affiliated Entity's performance hereunder shall exhibit a high-level of quality and appearance consistent with or exceeding industry standards.

The Developer, Owner Affiliated Entity, Contractor and Sub-Contractors performing services under this Agreement shall conform to all relevant OSHA requirements, Federal, State and County regulations, and County department's safety procedures during the course of such effort. Any fines levied by the abovementioned authorities for failure to comply with these requirements shall be borne solely by the responsible Developer and/or Owner Affiliated Entity. Furthermore, the Federal "Right to Know" Regulation implemented by OSHA requires employers to inform their employees of any toxic substances which they may be exposed to in the workplace, and to provide training in safe handling practices and emergency procedures. It also requires notification to local fire departments of the location and characteristics of all toxic substances regularly present in the workplace. Accordingly, the Developer and/or Owner Affiliated Entity performing under this Agreement shall provide two complete sets of Material Safety Data Sheets to each County Department utilizing the awarded products. This information should be provided at the time when the initial delivery is made, on a department-by-department basis. For additional information on the Federal Right to Know Regulation, contact OSHA at <https://www.osha.gov/>.

The Developer's obligations under this Section 4(b) of this Agreement shall survive the termination of this Agreement.

- (c) County's Responsibilities. As more specifically described herein, the County is responsible for the following activities related to the Development (such list is not intended to be exhaustive):
- i. Developing and submitting all necessary applications to HUD (provided that the Developer shall have an opportunity to review and comment on the same prior to submission);
 - ii. Approving Owner Affiliated Entity admissions and occupancy criteria and related property management documents such as the RAD-Section 8 lease and house rules, which approvals shall not be unreasonably withheld, delayed or conditioned;
 - iii. Reviewing, approving, and submitting the RAD proposal and evidentiaries to HUD, with assistance and cooperation from the Developer as reasonably needed or requested;
 - iv. Providing public housing funds, Surtax Funds and General Obligation Bond Funds that are legally available and which may require a competitive application and selection process, and allowing the use of a portion of such funds as a loan for predevelopment activities in accordance with the RAD Requirements;
 - v. Entering into the RAD-PBV HAP Agreement for the RAD Units and providing the assistance due thereunder; work with the Developer and departments of the County to help facilitate off-site infrastructure improvements necessary for the Development;
 - vi. Cooperating with the Developer in the Developer's application for and executing, as needed, all zoning, permitting and similar governmental applications and permits necessary for the Development, as well as all documents related to each Financial Closing;
 - vii. Coordinating with the Existing Residents, other stakeholders in the County and other stakeholders on Development-related issues;
 - viii. Obtaining all necessary HUD approvals (including as related to RAD approvals, environmental approvals in accordance with 24 C.F.R. Part 50 or Part 58), providing reports and maintaining communications with HUD. Notwithstanding the foregoing, the County will provide copies of all items to Developer prior to submission to HUD in order to permit the Developer to provide input and comment with respect to the same;
 - ix. Cooperating with the Developer to assure the timely relocation of Existing Residents to the Development; and
 - x. The County will reasonably cooperate if the Developer determines to offer any Existing Resident an "Alternative Housing Option" in accordance with the RAD Fair Housing Notice.
- (d) Unit Management Software.
- i. The Developer must use the County's current system of record, Emphasys Elite (or successor system), for the purposes of entering re-certification data, HUD PIC submissions, and reporting. The Developer will be responsible for any associated software license, support, and training costs. The County will make the application available to the Developer and will be responsible for the user account management and security. The County will not provide any e-mail or telecommunications services and will not provide any technical support related to the

Developer's information technology infrastructure, including, but not limited to, desktops, servers, routers, or related network connectivity. The Developer will also be responsible for any maintenance and development costs associated with any application or database interfaces to the County's current system of record.

5. Fees.

- (a) Developer Fee. The parties agree to seek approval from HUD, if required by RAD Requirements, of the maximum allowable developer fee (whether or not deferred) permitted by the Florida Housing Finance Corporation for the Development of eighteen percent (18%), with respect to four (4%) Low-Income Housing Tax Credit transactions, and sixteen percent (16%), with respect to nine percent (9%) Low-Income Housing Tax Credit transactions (the "**Developer Fee**"). The Developer agrees that the County shall earn a fee, to be structured in a manner reasonably acceptable to the parties, equal to thirty percent (30%) of the total Developer Fee described herein and actually received by the Developer or its affiliate for all Phases. The County's share of the Developer Fee will be pari-passu to the Developer's share, and will be paid to the County on a pro rata basis as it is distributed to the Developer.

- (b) Capitalized Lease Payment. The Developer or its subsidiary or designee agrees to pay to the County an aggregate cash ground lease payment of \$10,000 per residential unit constructed on each Phase (the "**Capitalized Payment**"). The Capitalized Payment is to be paid upon Financial Closing of each Phase. These terms are further outlined under Exhibit B.

County Net Cash Flow Participation. For each Phase, beginning after the stabilization period, about one year after issuance of a certificate of occupancy, the County will receive annually ten percent (10%) of all net distributable operating receipts characterized as net cash flow (the "**Net Cash Flow Participation**"). The County may request, no more than once annually, and to be delivered to the County, a property and partnership audit, such audit shall be performed by a licensed certified public accountant CPA and shall be paid for by the property and/or partnership.

- (c) County Residual Participation. On all Phases, upon any sale, refinance, cash-out transaction, or re-syndication of the Low Income Housing Tax Credits, involving the Developer's or applicable entity's leasehold interests or other property interests related to the Development, other than those in which the County is the purchasing entity, the County will receive fifteen percent (15%) of the net proceeds from such transactions after debt, expenses, fees and agreed upon and customary offsets for repairs, approved operating loans to the project and other related costs.
- (d) Should the Developer develop any additional housing structure or phased development in addition to the contemplated development specified in this agreement, the developer agrees to apply the same financial terms for the County as written in this Section 5.

For avoidance of doubt, the Developer shall not owe any amounts to the County in connection with the Phase Option Agreement or applicable Phase Ground Lease until the Financial Closing for such Phase.

6. Payment Provisions for County Funds (if applicable).

- (a) The Developer shall submit to the County, not more often than monthly, a payment (Draw) request for County funds in a form and format acceptable to the County, for expenditures for the work completed and incurred.
- (b) Each payment request shall be carefully reviewed and evaluated for accuracy, completeness and compliance with this agreement by the Developer prior to its submission to the County. Each payment request shall identify, by line item and by reference to the corresponding element of the Budget, (a) the total costs to date incurred, (b) the corresponding portion of the compensation due to developer, if applicable, (c) the amounts, if any, of previous payments, and (d) the portion, if any, of such costs and/or fee for which a payment is requested under the payment request and any other provisions reasonably required (with reasonable advance notice) by the County. Each payment request shall be accompanied by separate billing statements or invoices from each consultant, sub-consultant, contractor or sub-contractor (herein vendors) to which payment has been made or will be made. The County shall not be required to make advance payments or deposits.
- (c) Payment requests shall not be processed until a proper payment request (herein a “**Proper Invoice**”) has been received by the County from the Developer. A Proper Invoice means an invoice which conforms to the payment requirements of the County. A Proper Invoice shall include a statement by the Developer waiving claims for extra direct and indirect costs or time associated with work preceding the date of the invoice, or a statement in sufficient detail containing all rights reserved for work already performed. All present requirements or future rules pertaining to the execution of a Proper Invoice will be made available to the Developer in a timely manner. The Developer shall make payments to all vendors included in each respective payment request within five (5) business days of receipt of funds from the County. The Developer shall include the provisions of this section in all sub-contracts, and require all vendors to include this provision in their contracts with other vendors.
- (d) The time at which payment for service is due from the County shall be calculated from the date on which a Proper Invoice is received by the County. The time at which payment shall be due from the County to the Developer shall be forty-five (45) days from receipt by the County of a Proper Invoice from the Developer. In any case in which an improper invoice is submitted by the Developer, the County shall, within ten (10) days after the improper invoice is received, notify the Developer that the invoice is improper and indicate what corrective action on the part of the Developer is needed to make the invoice proper. Notwithstanding this, the County reserves its right to review an improper invoice at any point in time and notify the Developer of corrective actions that are needed and must be taken.
- (e) Final payment shall not be made to the Developer until the Developer has resolved all pending Davis-Bacon wage rate compliance issues and restitution is made (or placed in escrow for unfound workers) to all workers determined by the County to be underpaid. At a minimum, an amount equal to the cost of all pending Davis-Bacon non-compliance issues shall be retained until such issues are resolved to the County’s satisfaction. The Developer shall be assessed up to \$500 daily for all administrative costs it incurs in managing Davis-Bacon non-compliance issues.
- (f) For non-County funds, the Developer shall provide a report, in a form and format acceptable to County, indicating payment requests and approved amounts received by the Developer for all funding sources and percentage of Construction Completion. In addition, the Developer shall provide, on a monthly basis, a construction schedule and construction budget, with

anticipated changes to the budget and schedule, along with a change order log, and the Developer will meet with the County at the County's request, at thirty day intervals, to review and discuss the monthly report. Any proposed changes will be subject to the approval provisions set forth in this Agreement.

7. Property Management Responsibilities.

- (a) Designation of Property Manager. The initial property manager for each Phase of the Development shall be Atlantic Pacific Community Management, LLC. The Property Manager may or may not be an affiliate of the Developer. (the “**Management Agent**”), and the County, pursuant to the Management Agreement, to be attached hereto as Exhibit H. The Management Agent shall be responsible for the day-to-day operation of each Phase of the Development, including, but not limited to, compliance, collections, leasing, payment of invoices and maintenance. Specific duties shall be further detailed in the initial agreement between the Management Agent and the Owner Affiliated Entity, and such agreements are subject to the County's reasonable approval. Notwithstanding the foregoing, the parties acknowledge and agree that the Developer shall have no responsibility, liability or obligation (other than those obligations set forth in this Agreement) with respect to the existing units or the Existing Residents, and that the Management Agent's responsibilities, as noted herein, shall commence upon the Construction Completion of each Phase of the Development.
- (b) Admissions Policies. The parties agree that the occupancy will be carried out with respect to the Development as follows:
 - i. The Existing Resident households shall have the right to return to occupy RAD Units in each Phase of the Development once the RAD Units are available for occupancy, and have a right to have access to a unit that is the right size for the Existing Resident's legally lease-compliant household size, based on unit availability within the project and coordination with the County to determine if a right-sized unit can be included in the project's design.
 - ii. Any vacancies to RAD Units not filled by Existing Residents (either at initial occupancy or thereafter) will be filled by applicants who are referred from the County's waiting list, subject to screening by the Management Agent for income and other LIHTC compliance matters. The parties agree that a site-based waiting list will be used, in accordance with the County's Section 8 Program Administrative Plan. The parties acknowledge and agree that the County's Section 8 Administrative Plan will be revised, as necessary, to reflect the foregoing and that a referral process will be formulated by the parties to ensure that lease-up occurs in a timely and equitable manner.
 - iii. The parties agree that the occupancy will be carried out with respect to the Development following the Management Agent's tenant screening processes.
 - iv. Developer shall assist the County with all reporting and coordination requirements, including, but not limited to, HUD-PIC coordination and submissions required for the project.
 - v. The property management agreement for each Phase shall include provisions for a Resident Grievance procedure, approved by the County that includes detailed steps for the aggrieved resident to follow in the event of a violation of management rules, property operating policies, and any Federal and regulatory program guidance from HUD.

- vi. The property management agreement for each Phase shall include and must stipulate a life of project guarantee from the project development and management entity that at least one of the Full-Time property management site employees is from the community.
- (c) Property Management Fee. The Management Agent shall receive a management fee pursuant to the Management Agreement.

8. Termination.

- (a) Termination for Convenience. The County reserves the right to terminate this Agreement, in whole or in part, with respect to any Phase that has not yet reached a Financial Closing, at any time for the convenience of the County, if the County shall determine in good faith that it is in the County's best interest, or contrary to that interest to proceed with the Development. In the event of a termination for convenience under this Agreement, the County shall deliver to the Developer a Notice of Termination within thirty (30) days specifying the extent to which the performance of the work under this Agreement is terminated, and the date upon which such termination becomes effective. If the performance of the work under this Agreement is terminated in whole or in part, the County shall be liable to the Developer for all costs resulting from such termination, including, but not limited to, repayment of all fees paid upon execution of the respective Phase Ground Lease in accordance with Section 5(b) hereof, to the extent applicable. In addition, any predevelopment loans advanced to the Developer will be deemed satisfied in connection with the assignment of work product in accordance with subsection (f) below. Within thirty (30) days after receipt of the Notice of Termination, the Developer shall present a proper claim setting out in detail: (i) the total cost of all third-party costs incurred to date of termination, for work products that are included in the approved pre-development budget, including, but not limited to, architectural, engineering, and similar types of costs, and also including any County approved loans from third parties; (ii) the cost (including reasonable profit) of settling and paying claims under subcontracts and material orders for work performed and materials and supplies delivered to the site, or for settling other liabilities of Developer incurred in performance of its obligations hereunder; (iii) the cost of preserving and protecting the work already performed until the County or its assignee takes possession thereof or assumes responsibility; and (iv) FHFC withdrawal penalty, if applicable. Within ninety (90) days after receipt of the claim from the Developer, the County shall either respond to the Developer's claim or make a final payment to the Developer in the event there is no dispute relative to claim.
- (b) Termination for Infeasibility. The County or the Developer may terminate this Agreement for infeasibility, but only to the extent that the County and the Developer first made good faith efforts to pursue an alternative course of action that meets the program objectives for the redevelopment contemplated for this overall project(s). In the event that, prior to a Financial Closing, adverse contingencies occur, including but not limited to, the inability to obtain sources of funds in an amount sufficient to complete an applicable Phase, and the parties cannot, within one hundred twenty (120) days after either party providing written notice that an adverse contingency has occurred with respect to a Phase, agree to amend the Development Plan for the Phase, then this shall be deemed an "**Event of Infeasibility.**" Upon the occurrence of an Event of Infeasibility, this Agreement may be terminated, in whole or in part, for a Phase that has not yet reached Financial Closing, if one party so agrees following receipt from the other party of written notice of the party's desire to terminate this Agreement for that Phase. In such event, the Developer shall be limited to reimbursement for those costs as set forth in

(i), (ii), (iii), and (iv) of Section 8(a).

- i. With respect to the rights of termination upon an Event of Infeasibility, either party's exercise of such rights of termination for infeasibility shall be specific to the Phase or Phases terminated pursuant thereto and shall not be deemed to terminate any unaffected Phase Option Agreement, Phase Ground Lease, or this Agreement.

- (c) Termination for Cause. Either party may terminate this Agreement for cause, at any time, on the giving of notice to the other party of the grounds asserted for such termination and failure of the other Party to cure such grounds within thirty (30) days from receipt of such notice ("**Termination for Cause**"). Notwithstanding anything to the contrary contained herein, suspension from participation in any government programs, which suspensions, for the purposes hereof, are defined to include, but not be limited to, any sanctions imposed by HUD pursuant to 24 C.F.R. Part 24, shall be grounds for termination of this Agreement for cause without opportunity for cure. By execution of this Agreement, Developer hereby certifies to the County that it is not suspended, debarred or otherwise prohibited from participation in any government programs.

In the event of a termination of this Agreement by the County or the Developer which is determined to constitute a breach hereof by the County or the Developer, the party in breach shall be liable to the non-breaching party in accordance with applicable law for all actual damages caused thereby.

- (d) Fraud, Misrepresentation or Material Misstatement. The County may terminate this Agreement if Developer attempts to meet its contractual obligations hereunder with the County through fraud, misrepresentation or material misstatement.
- (e) Debarment. The foregoing notwithstanding, any individual, corporation or other entity that attempts to meet its contractual obligations with the County through fraud, misrepresentation or material misstatement may be debarred from County contracting for up to five (5) years in accordance with the County debarment procedures. The Developer may be subject to debarment for those reasons set forth in Section 10-38 of the County Code.
- (f) Remedies. In the event that the County exercises its right to terminate this Agreement following an Event of Default, the Developer shall, upon receipt of such notice, unless otherwise directed by the County:
 - i. Stop work on the date specified in the notice (the "**Effective Termination Date**");
 - ii. Take such actions as may be necessary for the protection and preservation of the County's materials and property;
 - iii. Cancel orders;
 - iv. Upon payment by the County for such work product and payment of other amounts due in accordance with this Section 8, assign to the County and deliver to any location designated by the County any non-cancelable orders for deliverables that are not capable of use except in the performance of this Agreement and has been specifically developed for the sole purpose of this Agreement and not incorporated in the Services; and

- v. Take no voluntary action (unless otherwise required by legal obligations) which will increase the amounts payable by the County under this Agreement.
- (g) Developer Shall Deliver Work Product in Event of Termination. In the event that this Agreement is terminated under this Section 8, Developer agrees that it shall promptly deliver to County, or cause to be delivered to County, any concrete, transferable, and useable third party work product generated in connection with the Development, and will assign to County all of its right, title, and interest to such work product, without reservation in exchange for County's payment of funds paid by Developer (including funds borrowed from third parties) for such work product, along with amounts due to the Developer hereunder. Developer shall be under no obligation to deliver any work product in its possession unless the County shall have reimbursed it for the cost thereof (and paid to the Developer any other amounts due hereunder) or shall have agreed to offset the cost thereof against any indebtedness owing from the Developer to the County. No payment shall be due, however, if the Developer has committed fraud, misrepresentation, material misstatement, or in the event of termination for an Event of Default pursuant to Section 9, provided, however, that the County has a predevelopment loan in effect with respect to such work product.
- (h) Partial Termination.
 - i. The County may, in its discretion, terminate this Agreement (unless caused by the County's failure to timely perform the County's obligations hereunder) with respect to the respective individual Phases set forth below, at no cost to the County, if:
 - 1. As to the first Phase of the Development, the Developer is unable to commence construction for such Phase within twelve (12) months from firm commitment of the remaining gap financing required for such Phase, unless the Developer's inability to secure funding and financing is caused solely by the County's failure to timely perform the County's obligations hereunder; or
 - 2. As to the remaining Phases of the Development, the Developer is unable to secure financing from FHFC for a subsequent Phase within twelve (12) months after the completion of the prior Phase, unless the Developer's inability to secure funding and financing is caused solely by the County's failure to timely perform the County's obligations hereunder, provided, however, that the County may at its sole option grant reasonable extensions thereof upon a showing by the Developer that it has diligently pursued such Phase in good faith or provided other reasonable justification for such delay.
 - ii. Upon partial termination of this Agreement for an applicable Phase, the Developer shall have no further development or possessory rights to the undeveloped portion(s) of such Phase under this Agreement. The Developer and the County shall coordinate and execute appropriate agreements, contracts or other applicable documents to return the undeveloped portions of such Phase to the County, including, but not limited to, an amendment to the Phase Ground Lease to remove that portion of the demised premises that were to be used by Developer for the applicable terminated Phase.
 - iii. With respect to the rights of partial termination set forth in subsection (h) above, the County's exercise of such rights of partial termination shall be specific to the Phase or Phases terminated pursuant thereto and shall not be deemed to terminate any unaffected Phase Option Agreement, Phase Ground Lease, or this Agreement.

9. Event of Default.

- (a) An Event of Default shall mean a breach of this Agreement by the Developer after expiration of any applicable notice and cure period without such cure. Without limiting the generality of the foregoing, and in addition to those instances referred to herein as a breach, an Event of Default shall include, but not limited to, the following:
- i. the Developer has made a Material Change to the Development Schedule without the County's approval;
 - ii. the Developer has refused or failed to supply commercially reasonably sufficient skilled staff personnel;
 - iii. the Developer has failed to make prompt payment to subcontractors or suppliers for any Services in violation of applicable law;
 - iv. the Developer has become insolvent (other than as interdicted by the bankruptcy laws), or has assigned the proceeds received for the benefit of the Developer's creditors, or the Developer has taken advantage of any insolvency statute or debtor/creditor law or if the Developer's affairs have been put in the hands of a receiver;
 - v. the Developer has commenced construction of a Phase without obtaining the approval of the County with respect to the approvals required under Sections 3 and 4 of this Agreement;
 - vi. the Developer has failed in any material respect with respect to any representation or warranty stated under Section 17 of this Agreement;
 - vii. the Developer has failed to comply with the public records disclosure requirements set forth in Section 119.0701 of the Florida Statutes and Section 26 of this Agreement;
 - viii. the Developer has failed to comply with any and all UFAS requirements and obligations; and
 - ix. the Developer has made a Material Change to the Development Budget without the County's approval; and
 - xi. the Developer fails to pay any Liquidated Damages due and payable under this Section 9.
- (b) If the County shall terminate this Agreement for default, subject to applicable cure periods set forth herein, the County or its designated representatives may immediately take possession of all applicable equipment, materials, products, documentation, and reports after payment, if applicable.
- (c) Notwithstanding the foregoing, this Agreement shall not be terminated for default if the delay in fulfilling or inability to fulfill Developer's obligations hereunder arises from (i) unforeseeable causes beyond the reasonable control of the Developer; (ii) an Economic Unavoidable Delay; or (iii) failure of any governmental entity, including, but not limited to, HUD, to provide approvals (e.g., zoning, interlocal agreements, RAD applications, leases, operating agreements, etc.) necessary to complete the work so long as the failure is not a result of Developer errors or omissions in an application seeking approval (any such failure or other cause or event being referred to herein as a "**Force Majeure Event**"). Examples of such causes include (a) acts of God or the public enemy, (b) material acts or failure to act, or delays in action, of the County, HUD, or

other governmental entity in either their sovereign or contractual capacity, if the Developer can demonstrate that it has taken reasonable steps to provide for circumstances that facilitate a timely approval in accordance with conventional timeframes typical of such government agency, (c) material acts or failure to act of another contractor (other than a contractor or subcontractor to the Developer or the Owner Affiliated Entity) in the performance of a contract with the County, (d) fires, (e) floods, (f) strikes or labor disputes, (g) freight embargoes, (h) unavailability of materials, (i) unusually severe weather, (j) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without fault or negligence of both the Developer and the subcontractors or suppliers, (k) delay caused by litigation that is not between the County and the Developer, and (l) infectious disease occurring over a wide area and affecting a large number of people that materially and negatively impacts the Redevelopment Plan.

- (d) The Developer agrees to comply fully with its obligations to provide the Community Benefits Program. The parties understand and agree that the damages to the County, the community, and the public resulting from the Developer's failure to provide the Community Benefits Program may not be subject to exact calculation. For this reason, the parties have agreed to require the Developer to pay the County Liquidated Damages, which shall be due and payable at project completion or at the completion of a phase of the project if the completion of a component of the Community Benefits Program can be measured at a per-Phase completion level, for any such failure which is impossible to quantify with accuracy. In the event the Developer fails to provide any material portion of any item of the Community Benefits Programs, the Developer shall be liable to the County for Liquidated Damages. The amount of Liquidated Damages for each of the Community Benefits Program shall be as set forth in Section 9(e) of this Agreement.
- (e) If the Developer fails to provide the Community Benefits Program related to Small Business Hiring and Job Training and Job Placement, as more particularly set forth in Exhibit A-2, the Developer shall be liable to the County for Liquidated Damages, which Liquidated Damages shall be evaluated and assessed at the end of each Phase and shall be due and payable at the completion of each Phase and shall constitute the sole remedy of the County related thereto. The Liquidated Damages relating to those benefits shall be calculated as follows:
- With respect to Developer's commitment to provide a minimum of 35% of the construction subcontracts to certified Section 3, CBE, DBE, S/M/WBE, and Labor Surplus Area firms, Developer shall pay Liquidated Damages in the amount of \$5,000 for each percentage point by which Developer fails to meet the 35% commitment.
 - With respect to Developer's commitment to provide a minimum of 30% of all new and existing vacant construction jobs to Section 3 or targeted zip code residents, Developer shall pay Liquidated Damages in the amount of \$2,500 for each job by which Developer fails to meet its commitment for the Development.

The Developer agrees to comply fully with its obligations to comply with the local hiring requirements outlined in this Agreement. The parties understand and agree that the damages to the County, the community, and the public resulting from the Developer's failure to comply with the local hiring requirements may not be subject to exact calculation. For this reason, the parties have agreed to require the Developer to pay the County Liquidated Damages, which shall be due and payable at project completion, for any such failure which is impossible to quantify with accuracy.

- (f) Within ten (10) days after the end of each quarter, Developer shall provide a detailed report to the County, in a format that the County has reviewed and agreed to, setting forth the Developer's

progress toward satisfying their obligations to provide the Community Benefits Program, which report shall request the County's acknowledgement that such items have been satisfied. If the Developer is not meeting the commitments set forth above upon the completion of any Phase, such report shall set forth the Developer's plans for meeting such commitments in subsequent Phases. Within fourteen (14) days after the County's receipt of such report, the County shall (i) execute an acknowledgement of the satisfied items, or (ii) provide a detailed written explanation to Developer setting forth the County's reasons for not executing such acknowledgement. If the County fails to so respond within thirty (30) days, the County shall be deemed to have acknowledged that such items have been satisfied.

- 10. Notice of Default – Opportunity to Cure.** Notwithstanding anything in this Agreement to the contrary, if an Event of Default occurs in the determination of the County and the County wishes to declare an Event of Default or otherwise terminate this Agreement for cause to the extent, as provided under this Agreement, the County shall notify the Developer (the “**Default Notice**”), specifying the basis for such Event of Default and the extent to which performance of work under this Agreement is terminated, and advising the Developer that such default must be cured immediately or this Agreement with the County may be terminated. The Default Notice thereof shall specify the nature of the claimed Event of Default, the Phase(s) to which such Event of Default relates, and, if such Event of Default shall be reasonably subject to adequate cure, the Default Notice shall state (i) the actions required to be taken by the Developer to cure the Event of Default, and (ii) the reasonable time (up to sixty (60) days but no less than thirty (30) days (the “**Cure Period**”)) within which Developer shall respond with a showing that all required actions have been taken, provided that the Developer shall have such additional time as is reasonably necessary to cure such Event of Default so long as the Developer has diligently commenced and is proceeding in a reasonable diligent manner toward curing such Event of Default. The Cure Period can be extended at the County's sole discretion. During any cure period so provided, the Developer shall proceed diligently with performance of any work required by this Agreement for any Phase(s) which is not the subject of the claimed Event of Default. Following expiration of the stated cure period (unless the Developer has diligently commenced and is proceeding in a reasonable diligent manner toward curing such Event of Default, as provided hereinabove), the County shall deliver a second notice stating either that the Event of Default has been adequately cured or that the Agreement is terminated with respect to the Phase(s) to which such Event of Default relates.

11. Remedies in the Event of Default.

If an Event of Default occurs and remains uncured pursuant to Section 9 herein, the County may, as its sole remedy, terminate this Agreement with respect to the Phase(s) to which such Event of Default relates in accordance with Section 10 hereof. In addition, the Developer shall be liable for all direct (but not consequential) damages to the County resulting from such Event of Default. In no event shall the County be entitled to bring any suit or proceeding for specific performance.

12. Lien Waivers.

Developer agrees that it will not permit any mechanic's, materialmen's or other liens to stand against the property for work or materials furnished to Developer; it being provided, however, that Developer shall have the right to contest the validity thereof. Developer shall not have any right, authority or power to bind the County, the property or any other interest of the County in the property and will pay or cause to be paid all costs and charges for work done by it or caused to be done by it, in or to the property, for any claim for labor or material or for any other charge or expense, lien or security interest incurred in connection with the development, construction or operation of the Development or any change, alteration or addition thereto. IF ANY MECHANIC'S LIEN SHALL BE FILED, DEVELOPER SHALL BOND

OVER, PROCURE THE RELEASE OR DISCHARGE THEREOF WITHIN NINETY (90) DAYS EITHER BY PAYMENT OR IN SUCH OTHER MANNER AS MAY BE PRESCRIBED BY LAW. NOTICE IS HEREBY GIVEN THAT THE COUNTY SHALL NOT BE LIABLE FOR ANY LABOR, SERVICES OR MATERIALS FURNISHED OR TO BE FURNISHED TO THE DEVELOPER OR TO ANYONE HOLDING ANY OF THE PROPERTY THROUGH OR UNDER THE DEVELOPER, AND THAT NO MECHANICS' OR OTHER LIENS FOR ANY SUCH LABOR, SERVICES OR MATERIALS SHALL ATTACH TO OR AFFECT THE INTEREST OF THE COUNTY IN AND TO ANY OF THE PROPERTY. THE COUNTY SHALL BE PERMITTED TO POST ANY NOTICES ON THE PROPERTY REGARDING SUCH NON-LIABILITY OF THE COUNTY.

Developer shall promptly pay all persons or entities furnishing labor and material with respect to any work performed by Developer or its contractor on or about the property in connection with the Development, and shall obtain and deliver to the County "releases" or waivers of liens from all parties doing work on or about the property, along with an affidavit from Developer stating that all bills have been paid with regard to such work and that there are no outstanding obligations, except in the ordinary course of business, owed with respect to any such work performed on the property in connection with the Development.

13. Indemnification.

- (a) Developer Indemnity. The Developer shall indemnify and hold harmless the County and its officers, employees, agents and instrumentalities from any and all liability, losses, or damages, including reasonable attorney fees and costs of defense, which the County or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the Developer or its employees, agents, servants, partners, principals or subcontractors, subject to the following sentence. The Developer shall pay all of the County's direct (but not consequential, punitive or special) losses in connection therewith, provided Developer is adjudicated liable, and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of the County, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. The Developer expressly understands and agrees that any insurance protection required by the Agreement or otherwise provided by the Developer shall in no way limit the responsibility to indemnify, keep and save harmless and defend the County or its officers, employees, agents and instrumentalities as herein provided. Notwithstanding anything to the contrary herein, such indemnification by the Developer shall not cover claims or losses to the extent caused solely by the negligence, gross negligence or intentional wrongful acts or omissions of the County or its officers, employees, agents or instrumentalities.
- (b) County Responsibility. The County shall indemnify and hold harmless the Developer and its affiliates, subsidiaries, officers, agents, employees, representatives, successors and assigns from any and all liability, losses, or damages, including reasonable attorney fees and costs of defense, which the Developer or its affiliates, subsidiaries, officers, agents, employees, representatives, successors and assigns may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the County or officers, employees, agents and instrumentalities. The County shall pay all claims and losses in connection therewith, and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of the Developer, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. The County's indemnification

obligations in this Section 13(b) shall be subject to the provisions of Section 768.28, Fla. Stat., whereby the County shall not be liable to pay a personal injury or property damage claim or judgment by any one person which exceeds the sum of Two Hundred Thousand and No/100 Dollars (\$200,000.00), or any claim or judgments or portion thereof, which when totaled with all other occurrence, exceeds the sum of Three Hundred Thousand and No/100 Dollars (\$300,000.00), but only to the extent the limitations set forth in that Statute are applicable. Notwithstanding anything to the contrary herein, such indemnification by Miami-Dade County shall not cover claims or losses to the extent caused solely by the negligence, gross negligence or intentional wrongful acts or omissions of the Developer or its affiliates, subsidiaries, officers, agents, employees, representatives, successors and assigns.

- (c) The obligations of the parties under this Section 13 of this Agreement to indemnify and hold harmless the other party shall survive the termination of this Agreement.

14. Insurance.

The Developer shall maintain coverage as required in A through C below throughout the term of this Agreement. If any portions of this Agreement are assigned, insurance must be provided in the name of the assignee. If material changes are made to the scope, it may be necessary to amend the insurance requirements. The Developer shall furnish to Miami-Dade County, Public Housing and Community Development Department, 701 NW 1 CT. 16th floor, Miami, Florida 33136-3914, Certificate(s) of Insurance or applicable cover note(s) evidencing insurance coverage that meets the requirements outlined below:

- A. Worker's Compensation Insurance as required by Chapter 440, Florida Statutes.
- B. Commercial General Liability Insurance on a comprehensive basis in an amount not less than \$1,000,000 combined single limit per occurrence for Bodily Injury and Property Damage. Miami-Dade County must be shown as an additional insured with respect to this coverage.
- C. Automobile Liability Insurance covering all owned, non-owned and hired vehicles used in connection with this agreement in an amount not less than \$1,000,000 combined single limit per occurrence for Bodily Injury and Property Damage.

Design Stage

In addition to the insurance required in A – C above, a certificate of insurance or cover note must be provided as follows:

- D. Professional Liability Insurance in the name of the Developer or the licensed design professional employed by the Developer in an amount not less than \$1,000,000 per claim. This insurance shall be maintained for a period of two (2) years after the County's acceptance of the applicable Improvements from the Developer.

Construction Phase

In addition to the insurance required in A – D above, the Developer shall provide or cause its contractors to provide a certificate of insurance or cover note indicating the following type of insurance coverage prior to commencement of construction:

- E. Completed Value Builders' Risk Insurance on an "all risk" basis, including Windstorm, in an amount not less than one hundred (100%) percent of the insurable value of the building(s) or structure(s). To include site preparation, excavations, under-ground

pipes, foundations, temporary structures, scaffolding, construction forms, etc. Off-site materials that will be part of the structure must be covered. Business interruption, extra expense, expediting expense and soft costs are to be included. Coverage shall remain in place until substantial completion of construction has been reached as determined by Miami Dade County, Public Housing and Community Development Department. The policy shall be in the name of Miami Dade County and the Selected Proposer, or the Contractor.

Operation Phase

In addition to the insurance required in A – C above, the following coverage may be required:

- F. Property Insurance Coverage on a “special cause of loss” form in an amount not less than one hundred (100%) percent of the replacement cost of the building(s) or structure(s). Miami-Dade County must be named as a Loss Payee with respect to this coverage.

Continuity of Coverage

The Developer shall be responsible for assuring that the insurance documentation required in conjunction with this subsection remain in force for the duration of the agreement period, including any and all option years. The Developer will be responsible for submitting renewal insurance documentation prior to expiration.

All insurance policies required above shall be issued in companies authorized to do business under the laws of the State of Florida, with the following qualifications as to management and financial strength:

The company must be rated no less than “A-” as to management, and no less than “Class VII” as to strength, by A.M. Best Company, Oldwick, New Jersey.

or

The company must hold a valid Florida Certificate of Authority as shown in the latest “List of All Insurance Companies Authorized or Approved to Do Business in Florida” issued by the State of Florida Department of Financial Services.

The mailing address of Miami-Dade County as the certificate holder must appear on the certificate of insurance as follows:

**MIAMI-DADE COUNTY
111 NW 1st STREET
SUITE 2340
MIAMI, FL 33128**

15. Agreement Security.

The Developer shall be required to execute, record in the public records of Miami-Dade County, and furnish to the County before commencing any and all construction work on the property in connection with the Development, a payment and performance bond, and/or alternate form of security satisfactory to the County and in compliance with the requirements of Section 255.05 of the Florida Statutes, in the amount of the price for each Phase of the Development then to be undertaken, to assure completion of the

work and payment of the costs, free and clear of all claims of subcontractors, laborers, mechanics, suppliers and materialmen. In the event that in partial satisfaction of this requirement the Developer furnishes a payment and performance bond not by the Developer, but by the Developer's construction contractor or construction manager, then the payment and performance bond shall name the County and the Developer as dual obligees. Furnishing a payment and performance bond by the Developer's construction contractor or construction manager naming the County as a joint obligee in no way abrogates the Developer's obligation to directly furnish to the County a payment and performance bond or alternative form of security in compliance with Section 255.05, Florida Statutes. The payment and performance bonds shall have as the surety thereon only such surety company or companies as are acceptable to the County and are authorized to write bonds of such character and amount in accordance with the following qualifications:

- (a) All bonds shall be written through surety insurers authorized to do business in the State of Florida as surety, with the following qualifications as to management and financial strength according to the latest edition of Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey:

<u>Bond Amount</u>	<u>Best Rating</u>
i. \$500,001 to \$1,500,000	B V
ii. \$1,500,001 to \$2,500,000	A VI
iii. \$2,500,001 to \$5,000,000	A VII
iv. \$5,000,001 to \$10,000,000	A VIII
v. Over \$10,000,000	A IX

- (b) On contract amounts of \$500,000 or less, the bond provisions of Section 287.0935, Florida Statutes shall be in effect and surety companies not otherwise qualifying with this paragraph may optionally qualify by:
- i. Providing evidence that the Surety has twice the minimum surplus and capital required by the Florida Insurance Code at the time the invitation to bid is issued.
 - ii. Certifying that the Surety is otherwise in compliance with the Florida Insurance Code, and;
 - iii. Providing a copy of the currently valid Certificate of Authority issued by the United States Department of the Treasury under ss. 31 U.S.C. §§ 9304-9308.

Surety insurers shall be listed in the latest Circular 570 of the U.S. Department of the Treasury entitled "Surety Companies Acceptable on Federal Bonds", published annually. The bond amount shall not exceed the underwriting limitations as shown in this circular.

- (c) For contracts in excess of \$500,000 the provision of Section (b) will be adhered to plus the company must have been listed for at least three consecutive years, or holding a valid Certificate of Authority of at least 1.5 million dollars and on the Treasury List.
- (d) Surety Bonds guaranteed through U.S. Government Small Business Administration or Developers Training and Development Inc. will also be acceptable.
- (e) The attorney-in-fact or other officer who signs performance and payment bonds for a surety company must file with such bond a certified copy of his power of attorney authorizing him to do so. The performance and payment bonds must be counter signed by the surety's

resident Florida agent.

The Performance Bond or Cash used in lieu of the Performance Bond shall remain in force for one (1) year from the date of final acceptance of the work to protect the County against losses resulting from defects in materials or improper performance of work under the Agreement; provided however, that this limitation does not apply to suits seeking damages for latent defects in materials or workmanship, such actions being subject to the limitations found in Section 95.11(3)(e), Florida Statutes.

16. Compliance with RAD Requirements.

- (a) The parties acknowledge and agree that all RAD Units must be developed, operated, and managed in compliance with RAD Requirements and implementing decisions made by the County. By way of example and not limitation:
- i. Under RAD, the public housing capital and operating assistance provided by HUD to a public housing authority is converted by HUD into project-based vouchers under 24 CFR 983 (“**PBVs**”) or project-based rental assistance under 24 CFR 880 (“**PBRA**”) that permit the property owner to support construction or rehabilitation debt.
 - ii. A private for-profit entity may be the assignee of a RAD Conversion Commitment and own and operate RAD Units to facilitate the use of LIHTC if and only if the public housing agency or a non-profit entity preserves its interest in the property in a manner approved by HUD. The parties believe that the arrangements described in this Agreement will be so approved, but the parties will not unreasonably withhold approval of such different or additional arrangements as HUD may require.
 - iii. Any Existing Residents have a right to return or be relocated to an on-site RAD Unit, that is the right size for the Existing Resident’s legally lease-compliant household size, in the Development upon Construction Completion, without re-screening based on income eligibility, credit status, or any other factor. All relocation undertaken in connection with the RAD conversion must comply with RAD Requirements, including compliance with applicable fair housing and civil rights laws and with requirements relating to tenant notices and meetings.
 - iv. Leases for RAD Units will comply with, and tenants of RAD Units will be accorded, all rights required by RAD Requirements and any allowable modifications required by the County, including all temporary relocation assistance to be provided by Developer as is required by the RAD Requirements and by the County.

17. Warranties.

- (a) Developer’s Warranties. Developer represents and warrants to the County that (a) Developer is and will continue to be duly organized, and is in good standing under the laws of and qualified to do business in the State of Florida, (b) Developer has and will have all necessary power, authority, licenses and staff resources for the undertaking of its obligations under this Agreement, (c) this Agreement has been duly entered into and is the legally binding obligation of Developer, (d) this Agreement will not violate any judgment, law, or agreement to which Developer is a party or is subject, and (e) there is no claim pending, or to the best knowledge of Developer, threatened, that would impede Developer’s ability to perform its obligation

hereunto. Developer shall not hereafter enter into any agreement which would, or modify any existing agreement in a manner that would, impair its ability to perform its obligations hereunder, and will notify the County if any suit is threatened or law proposed which would impair its ability to perform its obligations hereunder.

- (b) County's Warranties. The County represents and warrants to Developer that (a) the County has and will have all necessary power and authority under Florida law for the undertaking of its obligations under this Agreement, (b) this Agreement has been duly entered into and is the legally binding obligation of the County, (c) this Agreement will not violate any judgment, law, consent decree, or agreement to which the County is a party or is subject to and will not violate any law or ordinance under which the County is organized, (d) there is no claim pending, or to the best knowledge of the County, threatened, that is likely to materially impede the County's ability to perform its obligation hereunto. The County shall not hereafter enter into any agreement or consent decree which would, or modify any existing agreement or consent decree in a manner that would impair its ability to perform its obligations hereunder, and will notify Developer if any suit is threatened or law proposed which would materially impair its ability to perform its obligations hereunder.

18. Term.

This Agreement shall begin upon execution hereof, and shall expire upon the completion of all the activities described herein, unless sooner terminated in accordance with the terms provided herein or, with respect to any Phase, by the Financial Closing on that Phase. With respect to items set forth in the Financial Closing documents for each Phase, the Financial Closing documents for such Phase will govern the relationship between the parties to the extent described in such Financial Closing documents. Notwithstanding the foregoing, any provision contained in this Agreement that is not specifically addressed, modified or overridden in the Financial Closing documents will survive the termination of this Agreement as it relates to the Financial Closing of a Phase. The parties acknowledge that certain subject matter of this Agreement relates to activities that are intended to survive the term hereof, and so the parties acknowledge and agree to effectuate such matters in the Financial Closing documents with respect to each Phase.

19. County's Sovereignty.

It is expressly understood that, subject to the other provisions of this Agreement:

- (a) The County retains all of its sovereign prerogatives and rights as a county under Florida laws and shall in no way be estopped from reasonably withholding or refusing to issue any approvals of applications for building, zoning, planning or development under present or future laws and regulations of whatever nature applicable to the planning, design, construction and development of the Development or the operation thereof, or be liable for the same; and
- (b) The County shall not by virtue of this Agreement be obligated to grant the Developer any approvals of applications for building, zoning, planning or development under present or future laws and ordinances of whatever nature applicable to the planning, design, construction, development and/or operation of the Development.

20. No Liability for Exercise of Police Power.

Subject to any contrary provision in this Agreement, or any County covenant or obligation that may be contained in this Agreement, the County shall have no obligation, including but not limited to the following:

- (a) To assist the Developer in applying for any county, city or third party permit or needed approval; or
- (b) To contest, defend against, or assist the Developer in contesting or defending against any challenge of any nature; and, except as otherwise set forth in this Agreement, this Agreement shall not bind the County Board, the Permitting, Environment and Regulatory Affairs Department, other applicable County departments, or their successor departments, or any other county, city, federal or state department or authority, committee or agency to grant or leave in effect any zoning changes, variances, permits, waivers, contract amendments, or any other approvals that may be granted, withheld or revoked in the discretion of the County or any other applicable governmental agencies in the exercise of its police power; and, except as otherwise set forth in this Agreement, the County shall be released and held harmless, by the Developer from and against any liability, responsibility, claims, consequential or other damages, or losses to the Developer or to any third parties resulting from denial, withholding or revocation (in whole or in part) of any zoning or other changes, variances, permits, waivers, amendments, or approvals of any kind or nature whatsoever. Without limiting the foregoing, the parties recognize that the approval of any building permit and/or certificate of occupancy will require the County to exercise its quasi-judicial or police powers. Without limiting any other provision of this Agreement, the County shall have no obligation to approve, in whole or in part, any application for any type of permit, license, zoning or any other type of matter requiring government approval or waiver. The County's obligation to use reasonable good faith efforts in the permitting of the use of County owned property related to the Development shall not extend to any exercise of quasi-judicial or police powers, and shall be limited solely to ministerial actions, including the timely acceptance and processing of any requests or inquiries by the Developer as authorized by this Agreement. Moreover, in no event shall a failure of the County to adopt any of the Developer or Owner Affiliated Entity's request or application for any type of permit, license, zoning or any other type of matter requiring government approval or waiver be construed a breach or default of this Agreement, unless such failure was unreasonable or untimely or in direct contravention to another provision of this Agreement.

21. Vendor Registration and Forms/Conflict of Interest.

- (a) Vendor Registration. The Developer shall be a registered vendor with the County's Internal Services Department Procurement Management Division, for the duration of this Agreement. In becoming a Registered Vendor with Miami-Dade County, the Developer confirms its knowledge of and commitment to comply with the following:
 - i. *Miami-Dade County Ownership Disclosure Affidavit (Section 2-8.1 of the County Code)*
 - ii. *Miami-Dade County Employment Disclosure Affidavit (Section 2-8-1(d)(2) of the County Code)*
 - iii. *Miami-Dade Employment Drug-free Workplace Certification (Section 2-8.1.2(b) of the County Code)*
 - iv. *Miami-Dade Disability and Nondiscrimination Affidavit (Section 2-8.1.5 of the County*

Code)

- v. *Miami-Dade County Debarment Disclosure Affidavit (Section 10.38 of the County Code)*
 - vi. *Miami-Dade County Vendor Obligation to County Affidavit (Section 2-8.1 of the County Code)*
 - vii. *Miami-Dade County Code of Business Ethics Affidavit (Section 2-8.1(i) and 2-11(b)(1) of the County Code through (6) and (9) of the County Code and Section 2-11.1(c) of the County Code)*
 - viii. *Miami-Dade County Family Leave Affidavit (Article V of Chapter 11 of the County Code)*
 - ix. *Miami-Dade County Living Wage Affidavit (Section 2-8.9 of the County Code)*
 - x. *Miami-Dade County Domestic Leave and Reporting Affidavit (Article 8, Section 11A-60 11A-67 of the County Code)*
 - xi. *Subcontracting Practices (Ordinance 97-35)*
 - xii. *Subcontractor /Supplier Listing (Section 2-8.8 of the County Code)*
 - xiii. *Environmentally Acceptable Packaging (Resolution R-738-92)*
 - xiv. *W-9 and 8109 Forms (as required by the Internal Revenue Service)*
 - xv. *FEIN Number or Social Security Number.* In order to establish a file, the Developer's Federal Employer Identification Number (FEIN) must be provided. If no FEIN exists, the Social Security Number of the owner or individual must be provided. This number becomes Developer's "County Vendor Number". To comply with Section 119.071(5) of the Florida Statutes relating to the collection of an individual's Social Security Number, be aware that the County requests the Social Security Number for the following purposes:
 - i. Identification of individual account records
 - ii. To make payments to individual/Developer for goods and services provided to Miami-Dade County
 - iii. Tax reporting purposes
 - iv. To provide a unique identifier in the vendor database that may be used for searching and sorting departmental records
 - xvi. *Office of the Inspector General (Section 2-1076 of the County Code)*
 - xvii. *Small Business Enterprises.* The County endeavors to obtain the participation of all small business enterprises pursuant to Sections 2-8.2, 2-8.2.3 and 2-8.2.4 of the County Code and Title 49 of the Code of Federal Regulations.
 - xviii. *Antitrust Laws.* By acceptance of any contract, the Developer agrees to comply with all antitrust laws of the United States and the State of Florida.
- (b) Conflict of Interest. Section 2-11.1(d) of the Code of Miami-Dade County requires that any

County employee or any member of the employee's immediate family who has a controlling financial interest, direct or indirect, with Miami-Dade County or any person or agency acting for Miami-Dade County, competing or applying for a contract, must first request a conflict of interest opinion from the County's Commission on Ethics and Public Trust ("Ethics Commission") prior to their or their immediate family member's entering into any contract or transacting any business through a firm, corporation, partnership or business entity in which the employee or any member of the employee's immediate family has a controlling financial interest, direct or indirect, with Miami-Dade County or any person or agency acting for Miami-Dade County. Any such contract or business engagement entered in violation of this subsection, as amended, shall be rendered voidable. For additional information, please contact the Ethics Commission hotline at (305) 579-2593. Further the Developer shall comply with Section 1352 of Title 31 of the United States Code, which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence any officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; or the modification of any Federal contract, loan, or cooperative agreement. The Developer further agrees to comply with the requirement of such legislation to furnish a disclosure (OMB Standard Form LLQ) if any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, in connection with a Federal contract, grant, loan, or cooperative agreement, which payment would be prohibited if made from Federal appropriated funds. The Developer represents that:

- No officer, director, employee, agent, or other consultant of the County or a member of the immediate family or household of the aforesaid has directly or indirectly received or been promised any form of benefit, payment or compensation, whether tangible or intangible, in connection with the award of this Agreement.
- There are no undisclosed persons or entities interested with the Developer in this Agreement. This Agreement is entered into by the Developer without any connection with any other entity or person making a proposal for the same purpose, and without collusion, fraud or conflict of interest. No elected or appointed officer or official, director, employee, agent or other consultant of the County, or of the State of Florida (including elected and appointed members of the legislative and executive branches of government), or a member of the immediate family or household of any of the aforesaid:
 - is interested on behalf of or through the Developer directly or indirectly in any manner whatsoever in the execution or the performance of this Agreement, or in the services, supplies or work, to which this Agreement relates or in any portion of the revenues; or
 - is an employee, agent, advisor, or consultant to the Developer or to the best of the Developer's knowledge any subcontractor or supplier to the Developer.
- Neither the Developer nor any officer, director, employee, agency, parent, subsidiary, or affiliate of the Developer shall have an interest which is in conflict

with the Developer's faithful performance of its obligation under this Agreement; provided that the County, in its sole discretion, may consent in writing to such a relationship, provided the Developer provides the County with a written notice, in advance, which identifies all the individuals and entities involved and sets forth in detail the nature of the relationship and why it is in the County's best interest to consent to such relationship.

- The provisions of this Section are supplemental to, not in lieu of, all applicable laws with respect to conflict of interest. In the event there is a difference between the standards applicable under this Agreement and those provided by statute, the stricter standard shall apply.

In the event Developer has no prior knowledge of a conflict of interest as set forth above and acquires information which may indicate that there may be an actual or apparent violation of any of the above, Developer shall promptly bring such information to the attention of the County's project manager. Developer shall thereafter cooperate with the County's review and investigation of such information, and comply with the instructions Developer receives from the project manager in regard to remedying the situation.

- (c) Non-Discrimination. Developer will not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, gender identity, gender expression, sexual orientation, or actual or perceived status as a victim of domestic violence, dating violence or stalking. Developer shall take affirmative action to ensure that applicants are employed and that employees are treated during their employment, without regard to their race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, gender identity, gender expression, sexual orientation, or actual or perceived status as a victim of domestic violence, dating violence or stalking. Such actions shall include, but not be limited to, the following: employment; upgrading; transfer or demotion; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation and selection for training, including apprenticeship. Developer agrees to post in conspicuous places, available to employees and applicants for employment notices to be provided by the County setting forth the provisions of this Equal Opportunity clause.
- (d) Chapter 11A of the Code of Miami-Dade County. Developer does hereby covenant and agree (1) that no person on the grounds of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, gender identity, gender expression, sexual orientation, actual or perceived status as a victim of domestic violence, dating violence or stalking, or source of income shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and the furnishing services thereon, no person on the grounds of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, gender identity, gender expression, sexual orientation, actual or perceived status as a victim of domestic violence, dating violence or stalking, or source of income shall be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination.

22. Interest of Members of Congress.

No Member of or delegate to the Congress of the United States shall be admitted to any share or part of this Agreement or to any benefit to arise therefrom.

23. Interest of Members, Officers, or Employees and Former Members, Officers, or Employees.

No member, officer, or employee of the County, no member of the governing body of the locality in which the project is situated, no member of the governing body of the locality in which the County was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the project, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this Agreement or the benefits to arise therefrom.

24. Upon Written Notice to the Developer from the Inspector General or IPSIG Retained by the Inspector Employee of the County.

No member, officer, or employee of the County, no member of the governing body of the County, no member of the governing body by which the County was activated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the Development shall, during his or her tenure, or for two year thereafter or such longer time as the County's Code of Ethics may reasonably require, have any interest, direct or indirect, in this Agreement or the proceeds thereof, unless the conflict of interest is waived by the County and by HUD.

25. Inspector General Reviews.

Pursuant to Miami-Dade County Administrative Order 3-20, the County has the right to retain the services of an Independent Private Sector Inspector General (hereinafter "**IPSIG**"), whenever the County deems it appropriate to do so. Upon written notice from the County, the Developer shall make available to the IPSIG retained by the County, all requested records and documentation pertaining to this Agreement for inspection and reproduction. The County shall be responsible for the payment of these IPSIG services, and under no circumstance shall the Developer's prices and any changes thereto approved by the County, be inclusive of any charges relating to these IPSIG services. The terms of this provision apply to the Developer, its officers, agents, employees, subcontractors and assignees. Nothing contained in this provision shall impair any independent right of the County to conduct an audit or investigate the operations, activities and performance of the Developer in connection with this Agreement. The terms of this Section shall not impose any liability on the County by the Developer or any third party.

- (a) *Miami-Dade County Inspector General Review.* According to Section 2-1076 of the Code of Miami-Dade County, Miami-Dade County has established the Office of the Inspector General which may, on a random basis, perform audits on all County contracts, throughout the duration of said contracts, except as otherwise provided below. The cost of the audit for this Contract shall be one quarter (1/4) of one (1) percent of the total contract amount which cost shall be included in the total contract amount. The audit cost will be deducted by the County from progress payments to the Developer. The audit cost shall also be included in all change orders and all contract renewals and extensions.

- i. *Exception:* The above application of one quarter (1/4) of one percent fee assessment shall not apply to the following contracts: (a) IPSIG contracts; (b) contracts for legal services; (c) contracts for financial advisory services; (d) auditing contracts; (e) facility rentals and lease agreements; (f) concessions and other rental agreements; (g) insurance contracts; (h) revenue-generating contracts; (i) contracts where an IPSIG is assigned at the time the contract is approved by the Commission; (j) professional service agreements under \$1,000; (k) management agreements; (l) small purchase orders as defined in Miami-Dade County

Administrative Order 3-2; (m) federal, state and local government-funded grants; and (n) interlocal agreements. ***Notwithstanding the foregoing, the Miami-Dade County Board of County Commissioners may authorize the inclusion of the fee assessment of one quarter (1/4) of one percent in any exempted contract at the time of award.***

Nothing contained above shall in any way limit the powers of the Inspector General to perform audits on all County contracts including, but not limited to, those contracts specifically exempted above. The Miami-Dade County Inspector General is authorized and empowered to review past, present and proposed County and Public Health Trust contracts, transactions, accounts, records and programs. In addition, the Inspector General has the power to subpoena witnesses, administer oaths, require the production of records and monitor existing projects and programs. Monitoring of an existing project or program may include a report concerning whether the project is on time, within budget and in conformance with plans, specifications and applicable law. The Inspector General is empowered to analyze the necessity of and reasonableness of proposed change orders to the Agreement. The Inspector General is empowered to retain the services of an IPSIG to audit, investigate, monitor, oversee, inspect and review operations, activities, performance and procurement process, including but not limited to project design, specifications, proposal submittals, activities of the Developer, its officers, agents and employees, lobbyists, County General, the Developer shall make all requested records and documents available to the Inspector General or IPSIG for inspection and copying. The Inspector General and IPSIG shall have the right to inspect and copy all documents and records in the Developer's possession, custody or control which, in the Inspector General's or IPSIG's sole judgment, pertain to performance of the contract, including, but not limited to, original estimate files, change order estimate files, worksheets, proposals and agreements form and which successful and unsuccessful subcontractors and suppliers, all project-related correspondence, memoranda, instructions, financial documents, construction documents, proposal and contract documents, back-charge documents, all documents and records which involve cash, trade or volume discounts, insurance proceeds, rebates, or dividends received, payroll and personnel records, and supporting documentation for the aforesaid documents and records.

The terms set forth in this Section 25 shall survive the termination of this Agreement.

26. Florida Public Records Act.

As it relates to this Agreement and any subsequent agreements and other documents related to the Development, the Developer and any of its subsidiaries, pursuant to Section 119.0701 of the Florida Statutes, shall:

- (a) Keep and maintain public records that ordinarily and necessarily would be required by the County in order to perform the service;
- (b) Upon request of from the County's custodian of public records identified herein, provide the County with a copy of the requested records or allow the public with access to public records on the same terms and conditions that the County would provide the records and at a cost that does not exceed the cost provided in the Florida Public Records Act, Miami-Dade County Administrative Order No. 4-48, or as otherwise provided by law;
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement's term and following completion of the work under this Agreement if the Developer does not transfer the records to the County; and
- (d) Meet all requirements for retaining public records and transfer to the County, at no cost to County,

all public records created, received, maintained and/or directly related to the performance of this Agreement that are in possession of the Developer upon termination of this Agreement. Upon termination of this Agreement, the Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the County in a format that is compatible with the information technology systems of the County.

For purposes of this Section, the term “public records” shall mean all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business of the County.

In the event the Developer does not comply with the public records disclosure requirements set forth in Section 119.0701 of the Florida Statutes and this Section of this Agreement, the County shall avail itself of the remedies set forth in Sections 10 and 11 of this Agreement.

The Developer’s obligations under this Section of this Agreement shall survive the termination of this Agreement.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DEVELOPER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE COUNTY’S CUSTODIAN OF PUBLIC RECORDS AT:

Miami-Dade County
Miami-Dade Public Housing and Community Development
701 N.W. 1st Court, 14th Floor
Miami, Florida 33136
Attention: Lizette Capote
Email: LCAPOTE@miamidade.gov

27. Miami-Dade County Art in Public Places Requirements.

This Development is subject to the Art in Public Places (“APP”) provisions in Section 2.11.15 of the Miami-Dade County Code and Administrative Order 3-11, as managed by the Miami-Dade County Department of Cultural Affairs (“**Department of Cultural Affairs**”) pursuant to Procedure 358 in the Miami-Dade County Procedures Manual (“**Procedures Manual**”). The Developer shall transmit 1.5% of the project costs for all development on County land (as outlined in the Procedures Manual) to the Department of Cultural Affairs for the implementation of the APP program. The Developer is required to work collaboratively with the Department of Cultural Affairs on the implementation of the APP program pursuant to the requirements of said program. The referenced documents can be accessed at:

https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances
<http://www.miamidade.gov/ao/home.asp?Process=alphalist>
<http://intra.miamidade.gov/managementandbudget/library/procedures/358.pdf>

28. Option and Right of First Refusal.

The County shall have the option and right of first refusal to assume the Developer’s and/or the applicable Owner Affiliated Entity’s leasehold interest in any Phase in the Development, after the end of its tax

compliance period, if the Developer or the applicable Owner Affiliated Entity desires to assign or transfer such Phase to a third party (other than an affiliate of the Developer or applicable Owner Affiliated Entity) (“**Applicable Transfer**”). If the Developer or applicable Owner Affiliated Entity desire to undertake an Applicable Transfer, then the Developer or applicable Owner Affiliated Entity shall provide written notice to the County thereof and the County shall have ninety (90) days to provide written notification to Developer and the applicable Owner Affiliated Entity of the County’s intent to exercise its option to assume the Developer’s and/or applicable Owner Affiliated Entity’s leasehold interest for such Phase. The purchase price payable by the County for such assignment or transfer shall be an amount equal to all transfer fees, costs, expenses and taxes related to the purchase plus (x) the lesser of: (i) the fair market value of the leasehold interest (including the improvements thereupon) and (ii) the lowest price that is permitted under Section 42(i)(7) of the Internal Revenue Code of 1986, as amended, and (y) any operating deficit loans of any member and (z) any taxes that are projected to be owed by any member as a result of such sale. Delivery of written notice by the County of its intent to exercise the option shall obligate the County to complete the transaction to assume the leasehold interest in the applicable Phase on the date no later than one-hundred and twenty (120) days after the delivery of such notice to the Developer and applicable Owner Affiliated Entity. In the event the County shall fail to timely provide written notice or complete the transaction within the time periods set forth herein, the County shall conclusively be deemed to have waived its rights set forth in this Section 28.

29. Reports to the Board.

The Developer shall deliver quarterly reports to the Board during all Phases of the Development process.

30. Notices.

All notices, requests, approvals, demands and other communications given hereunder or in connection with this Agreement shall be in writing and shall be deemed given when delivered by hand or sent by registered or certified mail, return receipt requested, addressed as follows (provided, that any time period for responding to any such communication shall not begin to run until such communication is actually received or delivery is refused):

If to County: Miami-Dade County
c/o Miami-Dade Public Housing and Community Development
701 N.W. 1st Court, 16th Floor
Miami, Florida 33136
Attn: Clarence D. Brown, Interim Director

With a copy to: Miami-Dade County Attorney’s Office
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128
Attn: Terrence A. Smith, Esq.
Assistant County Attorney

If to the Developer: Perrine Holdings, LLC
161 NW 6th Street, Suite 1020
Miami, FL 33136
Attn: Ken Naylor

With a copy to: Holland & Knight LLP
701 Brickell Avenue, Suite 3000

Miami, FL 33131
Attention: Richard A. Perez, Esq.

31. Further Assurances.

Each party shall execute such other and further documents as may be reasonably necessary or proper for the consummation of the transaction contemplated by this Agreement as mutually agreed by the Parties hereto.

32. Designation of County's Representatives.

The Miami-Dade County Mayor, or designee, at the request of the County staff, shall have the power, authority and right, on behalf of the County, and without any further resolution or action of the Board of County Commissioners, to:

- (a) Review and approve documents, plans, and other requests required of, or allowed by, Developer (or, for purposes of this Section 32, Owner Affiliated Entities or assignees) to be submitted to County pursuant to this Agreement;
- (b) Consent to actions, events, and undertakings by Developer or extensions of time periods for which consent is required by County, including, but not limited to, extensions of time for the performance of any obligation by County hereunder;
- (c) Execute any and all documents on behalf of County necessary or convenient to the foregoing approvals, consents, and appointments and execute any Phase Option Agreement or Phase Ground Lease in substantially the form attached hereto as Exhibit K.
- (d) Execute joinders and consents to easement and access agreements, for the purposes of granting any needed non-exclusive vehicular and/ or pedestrian ingress and egress access routes and for any parking within and throughout the project;
- (e) Assist Developer with and execute on behalf of County any applications or other documents, needed to comply with applicable regulatory procedures and to secure financing, permits or other approvals to accomplish the construction of any and all improvements in and refurbishments of the Property; and
- (f) Amend this Agreement to correct any typographical or non-material errors, to address revisions or supplements hereto of a non-material nature or to carry out the purposes of this Agreement; and
- (g) Amend this Agreement as may be required by HUD.

33. Rights of Third Parties.

Except as provided herein, all conditions of the County, the Developer and their successors and assigns hereunder are imposed solely and exclusively for the benefit of the County, the Developer and HUD, and their successors and assigns, and no other person shall have standing to require satisfaction of such conditions or be entitled to assume that the County, the Developer or HUD will make advances in the absence of strict compliance with any or all conditions of County, the Developer or HUD. No other person shall under any circumstances, be deemed to be a beneficiary of this Agreement or any other documents associated with this Agreement, or any provisions of this Agreement which may be freely waived in whole or in part by the County, the Developer or HUD at any time if, in their sole discretion, they deem it

desirable to do so. In particular, the County and the Developer make no representations and assume no duties or obligations as to third parties concerning the quality of the construction by the Developer, its successors and assigns, of the Development or the absence thereof of defects.

34. Assignment.

This Agreement may be assigned by either party only with the express written consent of the other party, which in the case of the County shall require the approval of the Board. By exception, the Developer shall be authorized to assign this Agreement to the Owner Entities in the manner specifically set forth in this Agreement.

35. Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed original, but all of which, together, shall constitute one instrument.

36. Interpretation, Governing Law and Forum Selection.

This Agreement shall not be construed against the party who prepared it but shall be construed as though prepared by both Parties. This Agreement shall be construed, interpreted, and governed by the laws of the State of Florida. Any dispute arising under or in connection with this Agreement or related to any matter which is the subject of this Agreement shall be subject to the exclusive jurisdiction of the state and/or federal courts located in Miami-Dade County, Florida.

37. Severability.

If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable such portion shall be deemed severed from this Agreement and the remaining parts shall continue in full force as though such invalid or unenforceable provision had not been part of this Agreement.

38. Parties Bound.

No officer, director, shareholder, employee, agent, or other person authorized to act for and on behalf of any party hereto shall be personally liable for any obligation, express or implied.

39. Final Agreement.

Unless otherwise provided herein, this Agreement constitutes the final understanding and agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings and agreements between the parties, and except for those agreements contemplated herein. This Agreement may be amended, supplemented or changed only by a writing signed or authorized by or on behalf of the party to be bound thereby. Notwithstanding the foregoing, the parties acknowledge that any then existing Phase Ground Lease expressly survive the expiration or sooner termination of this Agreement.

40. Modification of Agreement.

This Agreement may be amended by mutual agreement of the County and Developer, not to be unreasonably withheld, subject to prior written approval by HUD (if required) and provided that all amendments must be in writing and signed by both parties and that no amendment shall impair the obligations of the County or Developer to develop and operate the RAD Units in accordance with all

applicable RAD Requirements and the ground leases, as applicable. This Agreement may not be altered, modified, rescinded, or extended orally.

41. Waivers.

The failure of any party to insist in any one or more cases upon the strict performance of any of the obligations under this Agreement or to exercise any right or remedy herein contained shall not be construed as a waiver or a relinquishment for the future of such obligation, right or remedy. No waiver by any party of any provision of this Agreement shall be deemed to have been made unless set forth in writing and signed by the party to be charged.

42. Successors.

The terms, covenants, agreements, provisions, and conditions contained herein shall bind and inure to the benefit of the Parties hereto, their successors and assigns.

43. Certain Approvals and Reasonableness Standard.

Unless otherwise stated, all approvals or consents required of either party hereunder shall not be unreasonably withheld, conditioned or delayed and each party shall endeavor to act reasonably with respect to activities under this Agreement.

44. Headings.

The headings in this Agreement are inserted for convenience only and shall not be used to define, limit or describe the scope of this Agreement or any of the obligations herein.


45. Construction.


Whenever in this Agreement a pronoun is used, it shall be construed to represent either the singular or the plural, either the masculine or the feminine, as the case shall demand.

[SIGNATURES ON NEXT PAGE]


IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed this _____ day of _____, _____.

PERRINE HOLDINGS, LLC,
a Florida limited liability company

By: 
Name: Kenneth Naylor
Title: Secretary
Date: 08.09.2023

Attest: 
Authorized Person OR Notary
Public

Print
Name: Marlene Sanchez
Title: Notary
Date: 08.09.2023

Corporate Seal OR Notary Seal/Stamp


MIAMI-DADE COUNTY

By: _____
Name: _____
Title: _____
Date: _____

Attest: Juan Fernandez-Barquin
Clerk of the Court and Comptroller
By: _____
(Deputy Clerk Signature)

Print
Name: _____
Date: _____

Approved for form and legal sufficiency:

Terrence A. Smith
Assistant County Attorney

Exhibit A-1

Preliminary Unit Amenities

Preliminary Unit Amenities.

All units will feature the following amenities:

- New units larger than existing units.
- Dishwasher, Oven & Range, Refrigerators appropriately sized to their unit size (with ice makers included), and Washers and Dryers in each unit.
- Integrated HVAC/ Smart Fans System.
- Tile flooring.
- Impact windows and doors.
- Bigger windows than existing units.
- Granite kitchen countertops or comparable.
- Energy-efficient appliances.
- Window treatment/coverings for each window.
- Double-bowl kitchen sinks.
- Electric water heater.
- Broadband and cable connection infrastructure in all units, with broadband wall connections available in more than one room within each unit.
- Accessibility-Compliance with Uniform Federal Accessibility Standards per UFAS Requirements

Exhibit A-2

Community Benefits Program

Preliminary Community Features.

The following Community Features / Common Areas will be provided:

- CPTED/Security system/cameras/Vehicle license plate reader cameras.
- Designated guest and resident parking.
- Improved common area lighting.
- Better lighting than existing.
- Motion sensor exterior lights.
- Elevators
- Motion sensor exterior lights
- Gated parking lot with key fob entry or card entry.
- Computer lab with computers, printers, and internet access.
- Clubhouse/Community Center
- Generators – include generator power for the requisite community room(s) and community area kitchen(s)
- Bike path/bike parking.
- More trees/shade than existing site.
- Gym/Exercise room.
- Accessibility-Compliance with Uniform Federal Accessibility Standards (UFAS) *
- Retail/other beneficial uses (as proposed by Developer and if feasible for each Site).
- Homeownership within Project Sites, as feasible.
- Broadband connection infrastructure installed in all common areas with free internet service available to all residents and guests in the common areas.
- Developer and/or Applicable Owner Affiliated Entity agrees to provide 24/7 staffed guard houses at the resident vehicle entry points to the development. The County shall cooperate with the Developer and/or Applicable Owner Affiliated Entity to minimize the number of vehicle entry points to the development. The site perimeter shall be secured either by a fence or the building itself.
- The Developer commits to award a minimum of 35% of the construction subcontracts to a certified Section 3, DBE, CSBE, S/M/WBE, and Labor Surplus Area firms.
- The Developer commits, to the greatest extent feasible, to setting aside a minimum of 30% of all new and existing vacant construction jobs, and a minimum of 25% of all post construction jobs to Section 3 and targeted zip code eligible residents.

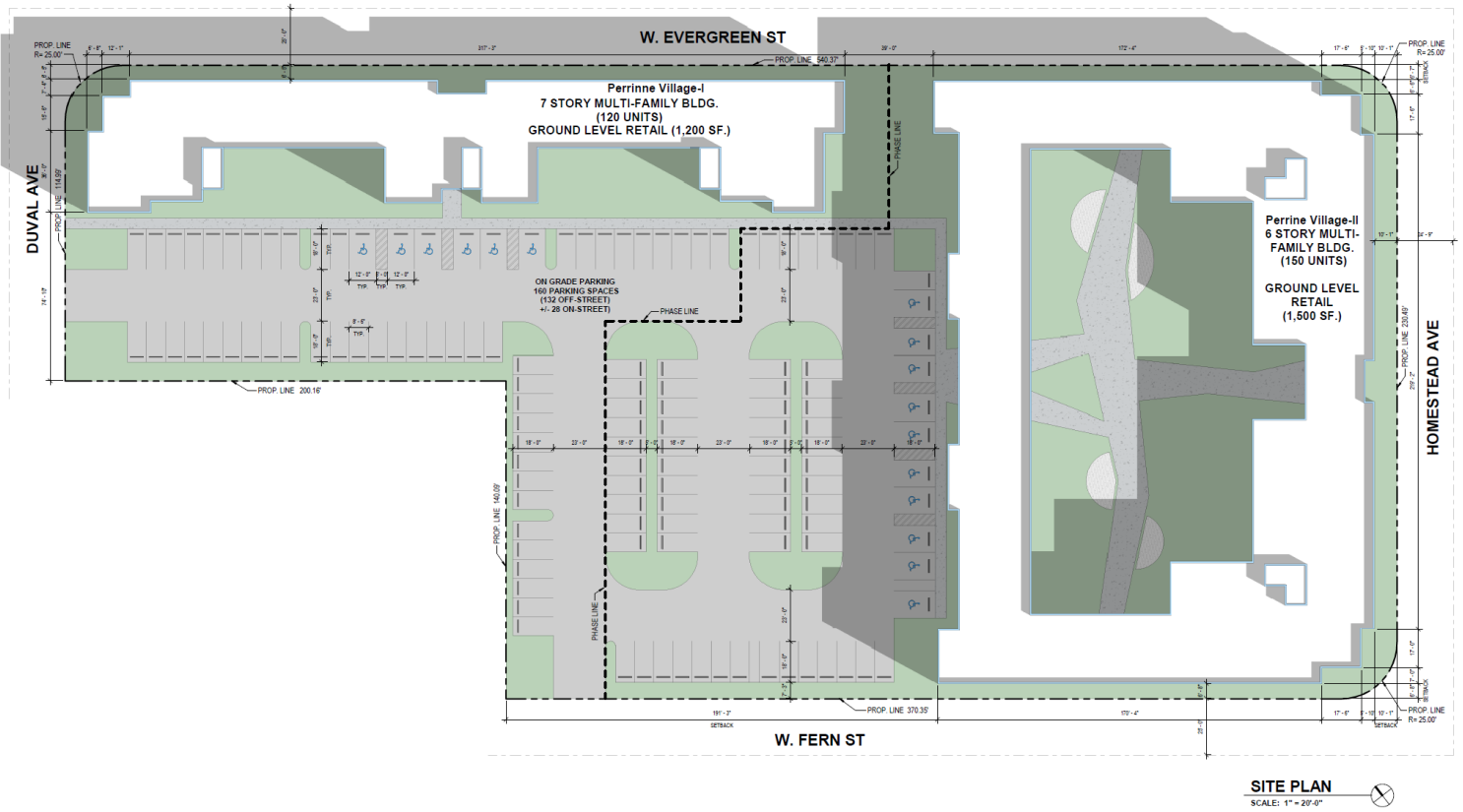
Exhibit B

Financial Benefits

- (a) Developer Fee. The Developer agrees that the County shall earn a fee, to be structured in a manner reasonably acceptable to the parties, equal to thirty percent (30%) of the total Developer Fee described herein and actually received by the Developer or its affiliate for all Phases. The County's share of the Developer Fee will be pari-passu to the Developer's share, and will be paid to the County on a pro rata basis as it is distributed to the Developer.
- (b) Capitalized Lease Payment. The Developer or its subsidiary or designee agrees to pay to the County an aggregate cash ground lease payment of \$10,000 per residential unit constructed on each Phase. The foregoing Capitalized Payment is to be paid upon Financial Closing of each Phase.
- (c) Share of Revenues/ Net Cash Flow. The Developer agrees that the County shall receive a share of revenue/net cash flow of ten percent (10%) of all net distributable operating receipts characterized as net cash flow for each Phase. This shall apply to revenues from all components of a project, including the non-RAD units. The share of revenues/net cash flow shall be received by the County from the Developer or its subsidiary or designee annually for each Phase, after stabilization period, about one year after issuance of a certificate of occupancy, and through the termination date of the applicable Phase Ground Lease. The County may request, no more than once annually, and to be delivered to the County, a property and partnership audit, such audit shall be performed by a licensed certified public accountant CPA and shall be paid for by the property and/or partnership.
- (d) County Residual Participation. On all Phases, upon any sale, refinance, cash-out transaction, or re-syndication of the Low Income Housing Tax Credits, involving the Developer's or applicable entity's leasehold interests or other property interests related to the Development, other than those in which the County is the purchasing entity, the County will receive fifteen percent (15%) of the net proceeds from such transactions after debt, expenses, fees and agreed upon and customary offsets for repairs, approved operating loans to the project and other related costs.
- (e) Should the Developer develop any additional housing structure or phased development in addition to the contemplated development specified in this agreement, the developer agrees to apply the same financial terms for the County as written in this Exhibit B.

Exhibit C

Site Plan, Renderings and Perspectives – Perrine Village I & II



Site Plan, Renderings and Perspectives – Perrine Village III



Site Plan, Renderings and Perspectives – Perrine Village IV



Site Plan, Renderings and Perspectives – Perrine Village V



Perrine Condoms Like 1 - Unit Mix		
Units	Count	SF
1-Bedroom	2	1,100
2-Bedroom	48	1,300
Total	50	

PARKING REQUIREMENTS		
Category	Requirement	Count
1-Bedroom	1.5 spaces	3
2-Bedroom	2.0 spaces	96
Subtotal		99
Total with 25% reduction		79

CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



Exhibit D

Development Budget/Pro Forma

Perrine Villas and Perrine Gardens RAD Redevelopment							
Phase	1	2	3	4	5	6	7
Location	Quail Roost Transit Village I	Perrine Village II Evergreen St East	Evergreen St West	Kumquat St North	Kumquat St South	Duval Avenue	SW 180 th St Duval Avenue
Total Units	200	150	110	90	110	90	90
Total Development Cost	\$84,697,241	\$55,781,113	\$45,099,030	\$40,681,375	\$54,818,153	\$56,719,740	\$62,533,513
Predevelopment Budget	\$3,000,000	\$2,790,000	\$2,260,000	\$2,040,000	\$2,750,000	\$2,840,000	\$3,130,000

Exhibit E

Development Schedule

Perrine Villas and Perrine Gardens RAD Redevelopment							
Phase	1	2	3	4	5	6	7
Location	Quail Roost Transit Village	Perrine Village II Evergreen ST East	EvergreenSt West	Kumquat St North	Kumquat St South	Duval Avenue	SW 180th St + Duval Avenue
FHFC Award	Q4 2020	Q3 2023	Q3 2025	Q3 2027	Q3 2029	Q3 2031	Q3 2033
Financial Closing / Construction Start	Q2 2023	Q1 2025	Q1 2027	Q1 2029	Q1 2031	Q1 2033	Q1 2035
Construction Completed	Q3 2024	Q3 2026	Q3 2028	Q3 2030	Q3 2032	Q3 2034	Q3 2036
Lease Up Complete	Q1 2025	Q1 2027	Q1 2029	Q1 2031	Q1 2033	Q1 2035	Q1 2037

Exhibit F

Unit Mix

Preliminary Unit Mix

Affordability Mix	Units	%
RAD (40% AMI or below)	178	23%
Affordable Housing (60% AMI or below)	239	32%
Workforce Housing (80% AMI or below)	341	45%
Total	758	100%

Bedroom Mix	Units	%
Studio	163	22%
1 Bedroom	138	18%
2 Bedroom	148	20%
3 Bedroom	256	34%
4 Bedroom	41	5%
5 Bedroom	12	2%
Total	758	100%

Exhibit G

Summary of Key Development Team Members

Trade	Firm Name	Contact(s)
Developer	Perrine Holdings, LLC	Kenneth Naylor; Lindsay Lecour
Partner	LCN Group	Leighton Brown
Design Architect	Corwil Architects, Inc.	Alberto M. Cordoves
Relocation Consultant	Housing Opportunities Unlimited	Christopher Jones; Kimberly Sims
RAD Consultant	Collaborative Housing Solutions	Richelle Patton
HUD Counsel	Klein Horning, LLP	Christopher Horning
Land Use Counsel	Greenberg Traurig	Ryan Bailine; Ethan Wasserman
Corporate Counsel	Holland & Knight	Richard Perez; Isabel Diaz
Corporate Counsel	Stearns Weaver Miller Weissler Alhadeff & Sitterson, PA	Brian McDonough
Special Counsel	Radey Law Firm	Brittany Long
Accountant	Tidwell Group	Christopher Thomas
General Contractor	Atlantic Pacific Community Builders	Joseph Roig
Management & Compliance	Atlantic Pacific Community Management	Claudia Ortiz; Jonathan del Sol

Exhibit H

Management Agreement Form

The Developer will create a Management Agreement, which and Developer and County will mutually agree on within one hundred and eighty (180) days after the Effective Date, and will then be incorporated hereto as Exhibit H.

Exhibit I

HUD UFAS Accessibility Checklist

Facility Name _____
 Address _____
 Unit/Apartment Number _____
 Telephone Number _____
 TDD/TTY Number _____

Name of Reviewer(s) _____
 Date(s) of Review _____
 Date Building was Built _____
 Date(s) of Renovations, if any _____
 (Any structure built after July 11, 1988 is considered New Construction)

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT OFFICE OF FAIR HOUSING & EQUAL OPPORTUNITY UFAS ACCESSIBILITY CHECKLIST

NOTE:

1. This checklist is to be used in conjunction with the Uniform Federal Accessibility Standards (UFAS), 24 C.F.R. § 40, Appendix A. (www.access-board.gov/ufas/ufas.pdf)
2. This checklist is intended for accessibility reviews of properties owned, operated and/or managed by recipients of Federal financial assistance. See Section 504 of the Rehabilitation Act of 1973 (Section 504), 29 U.S.C. § 794; 24 C.F.R. Part 8. However, the properties may also be subject to the Fair Housing Act (42 U.S.C. §§ 3601-20; 24 C.F.R. Part 100); and/or the Americans with Disabilities Act of 1990 (42 U.S.C. §§ 12101 et seq.)
3. This checklist is not all-inclusive. Please make additions, as necessary, depending on elements reviewed at each site. Reviewer is responsible for verification of each UFAS citation; all UFAS cites [including scoping requirements] for a particular element may not be referenced on this checklist.

Required Equipment: Tape Measure; Smart Level; Door Pressure Gauge; Camera

Photographs:

1. If element is compliant, then photograph area.
2. If element is not compliant, then photograph the area and zoom in to photograph the measurements

<u>Exterior and Interior Common Use Elements:</u>	Page		Page
Accessible Parking	2	Clothes Lines, Picnic Areas, Play Equipment, Other	29 – 30
Accessible Route	3 – 5	Misc: Community Kitchen; Telephones; Assistive Listening System	31 – 32
Ramps	6		
Signage	7	<u>Dwelling Unit:</u>	
Doors	8 – 9	Entrance	33 – 34
Public Offices, Mtg. Rms/Rec/Community Rm., Etc.	10 – 15	Accessible Route	34
Public Restrooms	16 – 20	Bedrooms	35 – 36
Elevators/Platform Lift	21 – 22	Outdoor Spaces	36 – 37
Drinking Fountains/Water Coolers	23	Bathroom	38 – 43
Mailboxes	24	Kitchen	44 – 45
Laundry Facilities	25 – 26	Washer/Dryer, Utility Room	45
Dumpsters and Trash Chutes	27 – 28	Other Controls	46

* Place asterisk in column for findings of non-compliance.
 *** Insert Photograph numbers for all elements and areas of non-compliance.

Facility Name _____

Address _____

Unit/Apartment Number _____

Telephone Number _____

TDD/TTY Number _____

Name of Reviewer(s) _____

Date(s) of Review _____

Date Building was Built _____

Date(s) of Renovations, if any _____

(Any structure built after July 11, 1988 is considered New Construction)

Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	ACCESSIBLE PARKING:			
	NOTE: Photograph building sign before starting the survey.			
	Accessible Parking Location:			
4.6.1; 4.1.1(5)(d)	1. Where parking is provided for all residents , is there one accessible space for each accessible dwelling unit? 2. For all Other Parking : a. Count and record the total number of spaces. b. Record the number of designated accessible parking spaces.	_____ _____ _____ _____		
4.6.2;	Is designated accessible parking spaces the closest parking to the nearest accessible entrance, on an accessible route?			
4.6.3; Fig. 9;	<i>(Measure from centerline of marking to centerline of marking)</i> 1. Is parking space at least 96" wide ? 2. Is access aisle the full length of the parking space and at least 60" wide ? 3. If there is no access aisle , is the parking space at least 156" wide ?	_____ _____ _____ _____ _____		
4.6.3;	Is the slope and cross-slope of parking space & access aisle no more than 2% in all directions?			
4.6.4; 4.3.0.5; 4.1.1(7);	Does each designated accessible parking space have a sign with the International Symbol of Accessibility mounted at least 60" above the space to the bottom of the signage?	_____ _____		
4.6.3; 4.5.1; 4.3.6;	Surface is firm, stable and slip-resistant?			
4.3.3	Can legally parked vehicles block access to the curb ramp?			

* Place asterisk in column for findings of non-compliance.

** Insert Photograph numbers for all elements and areas of non-compliance.

Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	ACCESSIBLE ROUTE:			
4.3.7;	Cross-slope is no more than 2%?			
4.5.4; Fig. 8(g) & (h)	Openings in Grates are no more than 1/2" in the direction of travel?			
4.5.2	Must stairs be used as part of the accessible route? ("Yes" is a <i>barrier</i> .)			
4.4.1; 4.4.2; Fig. 8(a); Fig. 8(b);	Protruding Objects: (<i>can be fire extinguishers, underside of stairs, signs, shelves, cabinets, tree branches, etc.</i>) 1. Does a telephone, sign, shelf, or other object project more than 4" into the circulation path and have the leading edge begin more than 27" and less than 80" above the floor? ("Yes" is a violation.) 2. Do pipes, signs, or other objects hang from above to less than 80" above the circulation path? 3. If post mounted , is the leading edge more than 27" above the floor and projects more than 12" into the circulation path?			
4.1.2(12); 4.27	Controls: (<i>Can be found on rent drop boxes, light switches, dumpsters, trash chutes, fire alarms, intercoms, fixed vending machines, etc.</i>) 1. Does each have a clear floor space of 30" x 48"? a. _____ b. _____ c. _____ 2. Is the Highest and Lowest Operable Part within reach? (identify the approach): a. Forward approach (Fig. 5(a)): 15" to 48". b. Side approach (Fig. 6(b)): 9" to 54". c. Forward approach over an obstruction less than 20" deep (Fig. 5(b)): no higher than 48" . d. Forward approach over an obstruction 20" to 25" deep (Fig. 5(b)): no higher than 44" . e. Side reach over an obstruction no more than 10" deep (Fig. 6(b)): no higher than 54" . f. Side reach over an obstruction 10" to 24" deep (Fig. 6(c)): no higher than 46" . 3. Is it operable with one hand without tight grasping, pinching, or twisting of the wrist?			

* Place asterisk in column for findings of non-compliance.

** Insert Photograph numbers for all elements and areas of non-compliance.

Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	ACCESSIBLE ROUTE:			
4.1.2(11); 4.25	Storage: (Of those serving each accessible dwelling unit, one of each type.) <i>(Can be mail boxes, clothes lines, fixed coat racks, etc.)</i> 1. Does each have a clear floor space of 30" x 48"? a. _____ b. _____ c. _____ 2. Is the Highest and Lowest Operable Part within reach? (Identify the approach. See "Controls" above for descriptions.): a. _____ b. _____ c. _____ 3. Is it operable with one hand without tight grasping, pinching, or twisting of the wrist?	 		

* Place asterisk in column for findings of non-compliance.

** Insert Photograph numbers for all elements and areas of non-compliance.

Facility Name _____

Address _____

Unit/Apartment Number _____

Telephone Number _____

TDD/TTY Number _____

Name of Reviewer(s) _____

Date(s) of Review _____

Date Building was Built _____

Date(s) of Renovations, if any _____

(Any structure built after July 11, 1988 is considered New Construction)

Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	RAMPS:			
	Ramp Location:			
4.8.3;	Ramp is at least 36" wide between handrails?			
4.8.2;	Slope is no more than 8.33% ?			
4.8.6;	Cross-slope (slope of ramp that is perpendicular to the direction of travel) is no more than 2% ?			
4.8.6; 4.5.1;	Ramp surface is firm, stable and slip-resistant?			
4.8.4;	Landings: Ramps must have landings at the top and bottom, at turns, and must have intermediate landings whenever the rise is more than 30". (A 30-foot ramp sloping at 8.33% has a 30-inch rise.) 1. Slopes no more than 2% ? 2. At least as wide as ramp and at least 60" long ? 3. If ramps change direction at landings, is the landing at least 60" x 60" ?			
4.8.5; 4.8.7; Fig. 17	1. If ramp is longer than 72" , then are handrails provided on both sides? 2. If ramp or landings have drop-offs , are there curbs, walls, railings or projecting surfaces that prevent people from slipping off? 3. If a curb is provided, is it at least 2" high ?			
4.8.8;	Can water accumulate on walking surface?			
4.2.6.2; 4.8.5(2), (3), (5), & (6);	Handrails: 1. Diameter of gripping surface between 1 1/4" to 1 1/2" ? 2. Clear space between the handrail and the wall shall be 1 1/2" exactly ? 3. If handrails are not continuous, do they extend at least 12" beyond the top and bottom of each segment? 4. Ends of handrails are either rounded or returned smoothly to the floor, wall or post? 5. Top of handrail gripping surface shall be mounted between 30" and 34" above the ramp surfaces?			

* Place asterisk in column for findings of non-compliance.

** Insert Photograph numbers for all elements and areas of non-compliance.

Facility Name _____

Address _____

Unit/Apartment Number _____

Telephone Number _____

TDD/TTY Number _____

Name of Reviewer(s) _____

Date(s) of Review _____

Date Building was Built _____

Date(s) of Renovations, if any _____

(Any structure built after July 11, 1988 is considered New Construction)

Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	ENTRANCE TO FACILITY:			
	Location:			
4.1.1(7); 4.30.5	Entrance Signage: If not all common use entrances are accessible: 1. If this is the accessible entrance , is it identified by an International Symbol of Accessibility?			
	INTERIOR SIGNS:			
4.1.2(15); 4.30.4; 4.30.3; 4.30.6;	Survey Signage designating permanent rooms and spaces (including exit signs at doors, elevators, restrooms, room numbers, and interior apartment numbers): 1. Does the text contrast with the background? 2. Is the text raised or incised? 3. Are the characters at least 5/8" but no more than 2" tall ? 4. Is the sign mounted to the latch side of the door ? 5. Is the centerline of the sign mounted between 54" and 66" above the floor?			

* Place asterisk in column for findings of non-compliance.

** Insert Photograph numbers for all elements and areas of non-compliance.

Facility Name _____

Address _____

Unit/Apartment Number _____

Telephone Number _____

TDD/TTY Number _____

Name of Reviewer(s) _____

Date(s) of Review _____

Date Building was Built _____

Date(s) of Renovations, if any _____

(Any structure built after July 11, 1988 is considered New Construction)

Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	DOORS AND GATES:			
	Location:			
4.13.2;	Revolving doors or turnstiles cannot be used as accessible doors.			
4.13.6	Maneuvering Space: (Automatic or power-assisted doors do not require any minimum maneuvering clearance.)			
4.13.6	The maneuvering space slopes no more than 2% in either direction?			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Pull side (Choose only one) 1. Approaching the door head-on (Fig. 25(a)): Is there at least 18" to the latch side ? Is the depth at least 60" ? 2. Approaching the hinge side of the door (Fig. 25(b)): Is there at least 36" to the latch side (42" if the depth is less than 60")? Is the depth at least 54" ? 3. Approaching the latch side of the door (Fig. 25(c)): Is there at least 24" to the latch side ? Is depth at least 48" (54" if door has a closer)?			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Push side (Choose only one) 1. Approaching the door head-on (Fig. 25(a)): Is there at least 12" to the latch side when there is both a closer and latch side? If no closer and latch, there is no requirement. Is the depth at least 48" ? 2. Approaching the hinge side of the door (Fig. 25(b)): Is there at least 18" to the hinge side ? Is the depth at least 42" (48" if the door has both a closer and latch)? 3. Approaching the latch side of the door (Fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 42" (48" if the door has a closer)?			

* Place asterisk in column for findings of non-compliance.

** Insert Photograph numbers for all elements and areas of non-compliance.

Revised May 7, 2008

8 of 46

Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	DOORS AND GATES:			
4.13.6; Fig. 25(d); Fig. 25(e); Fig. 25(f);	Sliding Doors (Choose one for each side) 1. Approaching the door head-on (Fig. 25(d)): Is the depth at least 48" ? 2. Approaching the slide side of the door (Fig. 25(e)): Is there at least 18" to the slide side ? Is the depth at least 42" ? 3. Approaching the latch side of the door (Fig. 25(f)): Is there at least 24" to the latch side ? Is the depth at least 42" ?	_____ _____ _____ _____ _____ _____		
4.13.7; Fig. 26	Two Doors in a Series (Vestibule): Between the doors, is there at least 48" beyond the swing of the doors?			
4.13.5; Fig. 24; 4.13.4;	Clear Door Width is at least 32" ? (<i>Measured from the door face to the opposite stop when the door is open 90°.</i>) (<i>At double doors, measure using only one door.</i>)			
4.13.10;	Does the door take more than 3 seconds to close ? (<i>From an open position of 70° to a point 3" from the latch</i>)			
4.13.9; 4.13.11;	Door Hardware: 1. Does not require tight grasping or twisting to operate? (Lever or push/pulls are acceptable types.) 2. Mounted no higher than 48" above the floor? (Including common use dead bolts.) 3. For interior doors only, opening force is no more than 5 pounds ?	_____ _____ _____ _____		
4.13.8;	Thresholds: 1. For exterior sliding doors, the threshold is no higher than ¾" ? 2. For all other doors, the threshold is no higher than ¾" (1/2" in New Construction)? 3. Is the threshold beveled ?	_____ _____ _____		

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	PUBLIC OFFICES/MTG ROOMS/REC. ROOMS/LOBBIES, ETC.: Location of Public Offices, Etc.:			
4.3.3; 4.4.1; Fig. 7; Fig. 8(e)	Is the minimum clear width of the accessible route to this space at least 36" wide, with no steps (width may be reduced to 32" for a length of no more than 24")?			
4.4.1; 4.4.2; Fig. 8(a); Fig. 8(b);	Protruding Objects: 1. Does a telephone, sign, shelf, or other object project more than 4" into the circulation path and have the leading edge begin more than 27" and less than 80" above the floor? ("Yes" is a violation.) 2. Do pipes, signs, or other objects hang from above to less than 80" above the circulation path? 3. If post mounted, is the leading edge more than 27" above the floor and projects more than 12" into the circulation path?			
	Door:			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Pull side (Choose only one) 1. Approaching the door head-on (Fig. 25(a)): Is there at least 18" to the latch side? Is the depth at least 60"? 2. Approaching the hinge side of the door (Fig. 25(b)): Is there at least 36" to the latch side (42" if the depth is less than 60")? Is the depth at least 54"? 3. Approaching the latch side of the door (Fig. 25(c)): Is there at least 24" to the latch side? Is the depth at least 48" (54" if the door has a closer)?			

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	OFFICE/MEETING ROOM/REC ROOM #2			
	Location of Public Offices, Etc.:			
4.3.3; 4.4.1; Fig. 7; Fig. 8(e);	Is the minimum clear width of the accessible route to this space at least 36" wide, with no steps (width may be reduced to 32" for a length of no more than 24")?			
4.4.1; 4.4.2; Fig. 8(a); Fig. 8(b);	Protruding Objects: 1. Does a telephone, sign, shelf, or other object project more than 4" into the circulation path and have the leading edge begin more than 27" and less than 80" above the floor? ("Yes" is a violation). 2. Do pipes, signs, or other objects hang from above to less than 80" above the circulation path?			
	Door:			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Pull side (Choose only one) 1. Approaching the door head-on (Fig. 25(a)): Is there at least 18" to the latch side ? Is the depth at least 60" ? 2. Approaching the hinge side of the door (Fig. 25(b)): Is there at least 36" to the latch side (42" if the depth is less than 60")? Is the depth at least 54" ? 3. Approaching the latch side of the door (Fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 48" (54" if the door has a closer)?			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Push side (Choose only one) 1. Approaching the door head-on (Fig. 25(a)): Is there at least 12" to the latch side when there is both a closer and latch side? If no closer and latch, there is no requirement. Is the depth at least 48" ? 2. Approaching the hinge side of the door (Fig. 25(b)): Is there at least 18" to the hinge side ? Is the depth at least 42" (48" if the door has both a closer and latch)? 3. Approaching the latch side of the door (Fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 42" (48" if the door has a closer)?			

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
4.13.5; Fig. 24; 4.13.4;	Clear Door Width is at least 32”? (<i>Measured from the door face to the opposite stop when the door is open 90°.</i>) (<i>At double doors, measure using only one door.</i>)			
4.13.9; 4.13.11;	Door Hardware: 1. Does not require tight grasping or twisting to operate? (Lever or push/pulls are acceptable types.) 2. Mounted no higher than 48” above the floor? (Including common use dead bolts.) 3. For interior doors only, opening force is no more than 5 pounds?	 		
4.13.8;	Thresholds: 1. The threshold is no higher than 3/4” (1/2” in New Construction)? 2. Is the threshold beveled?	 		
7.2; 4.32.4;	Business/Transactional Counter: If the counter is more than 36” above the floor: 1. Is there an auxiliary counter (in close proximity to the main counter), or a portion of the main counter, that is no higher than 34”?	 		

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
4.13.5; Fig. 24; 4.13.4;	Clear Door Width is at least 32" ? <i>(Measured from the door face to the opposite stop when the door is open 90°.)</i> <i>(At double doors, measure using only one door.)</i>			
4.13.9; 4.13.11;	Door Hardware: 1. Does not require tight grasping or twisting to operate? (Lever or push/pulls are acceptable types.) 2. Mounted no higher than 48" above the floor? (Including common use dead bolts.) 3. For interior doors only, opening force is no more than 5 pounds?			
4.13.8;	Thresholds: 1. The threshold is no higher than 3/4" (1/2" in New Construction)? 2. Is the threshold beveled?			
7.2; 4.32.4;	Business/Transactional Counter: If the counter is more than 36" above the floor: 1. Is there an auxiliary counter (in close proximity to the main counter), or a portion of the main counter, that is no higher than 34" ?			

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	PUBLIC RESTROOMS:	WOMEN		
	Public Restroom Location:	MEN		
4.22.1; 4.1.2(10); 4.1.6(4)(e)	If public restrooms are provided, is at least one (1) accessible and on an accessible route (All restrooms if New Construction)?			
4.1.1(7); 4.30.5	Sign: Is it identified by an International Symbol of Accessibility?			
4.1.2(15); 4.30.4; 4.30.3; 4.30.6;	Survey Signage designating permanent rooms and spaces (including exit signs at doors, elevators, restrooms and room numbers): 1. Does the text contrast with the background? 2. Is the text raised or incised? 3. Are characters at least 5/8" but no more than 2" tall ? 4. Is the sign mounted to the latch side of the door ? 5. Is the sign mounted between 54" and 66" above the floor?			
	Doors:			
4.13.6	Maneuvering Space: (Automatic or power-assisted doors do not require any minimum maneuvering clearance.)			
4.13.6	The maneuvering space slopes no more than 2% in either direction?			
4.13.6;	Swinging Doors - Pull side (Choose only one)			
Fig. 25(a); Fig. 25(b); Fig. 25(c);	1. Approaching the door head-on (fig. 25(a)): Is there at least 18" to the latch side ? Is the depth at least 60" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 36" to the latch side (42" if the depth is less than 60")? Is the depth at least 54" ? 3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 48" (54" if the door has a closer)?			

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	PUBLIC RESTROOMS:	WOMEN		
		MEN		
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Push side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 12" to the latch side when there is both a closer and latch side? If no closer and latch, there is no requirement. Is the depth at least 48" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 18" to the hinge side ? Is the depth at least 42" (48" if the door has both a closer and latch)? 3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 42" (48" if the door has a closer)?	_____ _____ _____ _____ _____ _____ _____ _____		
4.13.7; Fig. 26	Two Doors in a Series (Vestibule): Between the doors, is there at least 48" beyond the swing of the doors?			
4.13.5; Fig. 24; 4.13.4;	Clear Door Width is at least 32" ? (<i>Measured from the door face to the opposite stop when the door is open 90°.</i>) (<i>At double doors, measure using only one door.</i>)			
4.13.10;	Does the door take more than 3 seconds to close ? (<i>From an open position of 70° to a point 3" from the latch</i>)	_____		
4.13.9; 4.13.11;	Door Hardware: 1. Does not require tight grasping or twisting to operate? (Lever or push/pulls are acceptable types.) 2. Mounted no higher than 48" above the floor? (Including common use dead bolts.) 3. For interior doors only, opening force is no more than 5 pounds ?	_____ _____ _____ _____ _____		
4.13.8;	Thresholds: 1. The threshold is no higher than 3/4" (1/2" in New Construction) ? 2. Is the threshold beveled ?	_____ _____ _____		
4.18.2; 4.18.3; 4.18.4;	Urinals: 1. Elongated rim no more than 17" above the floor? 2. Clear floor space is at least 30" x 48" ? 3. Flush control is automatic or no more than 44" above the floor?	_____ _____ _____		

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments		N/C Finding *	Picture No. **
	PUBLIC RESTROOMS:	WOMEN	MEN		
4.22.3; 4.2.3; Fig. 3;	Unobstructed Turning Space: 1. If there is only one lavatory (a.k.a. sink) and one toilet , is there a 30" x 60" clear floor space beyond the swing of the door? (May overlap accessible route and clear floor spaces at fixtures.) 2. In all other toilet rooms , is there an unobstructed turning space (a 60" diameter circle or T-shape)? (May overlap the accessible route, maneuvering space at the door, and clear floor spaces at fixtures.)				
4.16.3; 4.16.2; Fig. 28	ALL Toilets (Whether in Stall or Not): 1. Top of seat is 17" to 19" above the floor ? 2. Is the centerline exactly 18" from the closest side wall?				
4.16.6; Fig. 29(b);	Toilet Paper Dispenser: 1. Centerline is at least 19" above the floor? 2. Starting at the edge farthest from the back wall, is it no more than 36" from the back wall? 3. Allows continuous paper delivery?				
4.16.5	Flush Control: 1. Flush control is automatic or no more than 44" above the floor? 2. Flush control is on the wide side (clear space side) of the toilet?				
4.17.5; 4.13; 4.17.3; Fig. 30(a); Fig. 29; 4.17.6; Fig. 30; 4.26.2;	Toilet in a Stall: 1. Stall door clear opening width is at least 32" ? 2. Hardware does not require tight grasping or twisting of the wrist? 3. Maneuvering space outside stall door: a. If door swings out and the maneuvering space has a front approach (fig. 25(a)), is there 18" to the latch side ? b. For all other door approaches is the maneuvering space at least 42" deep ? 4. Facing toilet - If toilet is wall-mounted , is stall at least 56" deep x 60" wide? 5. Facing toilet - If toilet is floor-mounted , is stall at least 59" deep x 60" wide?				

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	PUBLIC RESTROOMS:	WOMEN		
	<p>6. Side Grab Bar:</p> <p>a. Is centerline of grab bar mounted between 33” and 36” above the floor?</p> <p>b. Is grab bar between 1 1/4” and 1 1/2” in diameter?</p> <p>c. Is the space between the grab bar and the wall 1 1/2” exactly?</p> <p>d. Is the grab bar no more than 12” of the back wall and at least 40” long?</p> <p>7. Back Grab Bar:</p> <p>a. Is centerline of grab bar mounted between 33” and 36” above the floor?</p> <p>b. Is grab bar between 1 1/4” and 1 1/2” in diameter?</p> <p>c. Is the space between the grab bar and the wall 1 1/2” exactly?</p> <p>d. Is the grab bar no more than 6” of the side wall and at least 36” long?</p>	MEN		
<p>4.23.3;</p> <p>4.16;</p> <p>Fig. 28;</p> <p>4.16.4;</p> <p>Fig. 29;</p> <p>4.26.2;</p> <p>4.16.5;</p>	<p>Toilet NOT in a Stall (unisex or single-user restroom)</p> <p>1. If there is a side approach, is clear floor space at least 56” deep x 48” wide (a wall-hung lavatory may overhang the width up to 12”)?</p> <p>2. If there is only a front approach, is clear floor space at least 66” deep x 48” wide (a wall-hung lavatory may overhang the width up to 12”)?</p> <p>3. Side Grab Bar:</p> <p>a. Is centerline of grab bar mounted between 33” and 36” above the floor?</p> <p>b. Is grab bar between 1 1/4” and 1 1/2” in diameter?</p> <p>c. Is the space between the grab bar and the wall 1 1/2” exactly?</p> <p>d. Is grab bar no more than 12” of the back wall and at least 42” long with the front edge at least 54” from the back wall?</p> <p>4. Back Grab Bar:</p> <p>a. Is centerline of grab bar mounted between 33” and 36” above the floor?</p> <p>b. Is grab bar between 1 1/4” and 1 1/2” in diameter?</p> <p>d. Is the space between the grab bar and the wall 1 1/2” exactly?</p> <p>e. Is the grab bar no more than 6” of the side wall and at least 36” long?</p>			

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	ELEVATOR/PLATFORM LIFT:			
	Elevator/Platform Lift Location: (<i>Survey all elevator cars</i>)			
4.10.1; 4.3.3; 4.4.1; Fig. 7; Fig. 8(e)	Is the minimum clear width of the accessible route to the elevators at least 36" wide, with no steps (width may be reduced to 32" for a length of no more than 24")?			
4.10.3; Fig. 20;	Hall Call Buttons (outside elevators): 1. Centered at 42" above the floor? 2. Have visual signals to indicate when each call is registered and when each call is answered? 3. Not less than ¾" in diameter? 4. Buttons are raised or flush?			
4.10.4; Fig. 20;	Hall Lanterns (outside elevators): 1. Above each elevator door is there a visible and audible signal that indicates which car is answering a call? (Can be in-car lanterns if they are visible from the vicinity of the hall call buttons when the doors open.) 2. Do audible signals sound once for the "up" and twice for the "down" or have verbal annunciators? 3. Visible signals: a. Centerline is at least 72" above the lobby floor? b. Elements at least 2 ½" tall?			
4.10.5; 4.30; Fig. 20;	Raised Characters on Hoistway Entrances: 1. Provided on both jambs? 2. Centerline mounted 60" exactly above the floor? 3. The characters at least 2" high?			
4.10.6;	Door Protective & Reopening Device: 1. Door reopens when obstructed without requiring contact? 2. While obstructed and without contact, door stays open at least 20 seconds?			

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	ELEVATOR/PLATFORM LIFT:			
4.10.2	Does the car self-level to within 1/2" ?			
4.10.9; Fig. 22	Floor Plan of Elevator Cars (Choose only one): 1. If door is centered , is the car at least 51" deep and 80" wide (<i>measured from panel to panel</i>)? 2. If door is to one side , is the car at least 51" deep and 68" wide (<i>measured from panel to panel</i>)? 3. If elevator cars are existing (installed before July 11, 1988) and do not comply with either of the questions above, is car at least 48" by 48" ?			
4.10.12; 4.30; Fig. 23(a)&(b)	Car Controls (Inside Elevator): 1. All floor buttons are no higher than 48" ? 2. Smallest dimension is at least 3/4" ? 3. Buttons are raised or flush ? 4. All buttons have a raised character/symbols mounted to the left of the button ? 5. Raised star to the left of the main floor button? 6. Do floor buttons alight when pushed and stay lit until the call is answered?			
4.10.12(3); Figs. 23(a) & (b)	Emergency Controls (Inside Elevator): Controls, including the emergency alarm and emergency stop, are grouped at the bottom of the panel with centerlines no less than 35" above the floor (Figs. 23(a) and (b))?			
4.10.13;	Car Position Indicators (Inside Elevator): Is it visual and mounted above the car control panel or over the door?			
4.10.14; 4.30; 4.27;	Elevators – Emergency Communications: If a two-way communication system is provided: 1. Mounted between 15" and 48" above the floor? 2. Characters and symbols are raised or incised and at least 5/8" tall? 3. If there is a handset, is the cord at least 29" long ? 4. Controls operable with one hand without tight grasping or twisting? 5. Does not require voice communication?			
4.11; 4.11.2; 4.2.4; 4.11.3;	PLATFORM LIFTS: 1. Is platform at least 48" deep and 36" wide ? 2. Can one enter and exit without assistance ? (Is it on an accessible route, have compliant maneuvering space at the doors, and have compliant door hardware?)			

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	DRINKING FOUNTAINS/WATER COOLERS:			
	Drinking Fountain Location:			
4.15.5(2); 4.15.5(5); Fig. 27;	1. If free-standing or built-in, is there a 30" x 48" clear floor space for a parallel approach? 2. If wall- and post-mounted: a. Knee clearance at least 27" high? b. 30" by 48" clear floor space for a forward approach? c. Clear floor space extends 17" to 19" under the drinking fountain?	_____ _____ _____ _____ _____ _____ _____		
4.15.2; 4.15.3;	Spout: 1. Is no more than 36" above the floor? 2. Near front? 3. Water flow height is at least 4" ?	_____ _____ _____		
4.15.4; 4.27.4;	Controls: 1. Mounted on the front or on the side near the front ? 2. Operable with one hand and does not require tight grasping, pinching, or twisting of the wrist?	_____ _____ _____		
4.4.1; Fig. 8(a); Fig. 8(b);	Protruding Object: Is leading edge of the drinking fountain more than 27" above the floor and projects more than 4" into the circulation path? ("Yes" is a violation.)	_____ _____		

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	MAILBOXES:			
	Mailbox Location:			
	NOTE: Residents with disabilities can request the U.S. Postal Service to accommodate their disability by assigning them a mailbox on the bottom row.			
4.3.3; 4.4.1; Fig. 7; Fig. 8(e);	Is the minimum clear width of the accessible route to the mailboxes at least 36" wide, with no steps (width may be reduced to 32" for a length of no more than 24")?			
4.2; 4.1; 4.2.5; 4.2.6; 4.2.4	1. Clear floor space at least 30" wide x 48" deep? <i>(Survey the boxes for the accessible unit. For more reach range options, see "Controls" on page 4.)</i> 2. Front approach (fig. 5(a)): mounted no higher than 48" above the floor? 3. Side approach (fig. 6(b)): mounted no higher than 54" above the floor?	_____ _____ _____ _____		
4.27.4;	Is it operable with one hand without tight grasping, pinching, or twisting of the wrist?			

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	LAUNDRY FACILITIES:			
	Laundry Location:			
4.3.3; 4.4.1; Fig. 7; Fig. 8(e)	Is the minimum clear width of the accessible route to the laundry facility at least 36" wide, with no steps (width may be reduced to 32" for a length of no more than 24")?			
	Maneuvering Space at Door: (Automatic or power-assisted doors do not require any minimum maneuvering clearance.)			
4.13.6	The maneuvering space slopes no more than 2% in either direction?			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Pull side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 18" to the latch side ? Is the depth at least 60" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 36" to the latch side (42" if the depth is less than 60")? Is the depth at least 54" ? 3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 48" (54" if the door has a closer)?			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Push side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 12" to the latch side when there is both a closer and latch side? If no closer and latch, there is no requirement. Is the depth at least 48" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 18" to the hinge side ? Is the depth at least 42" (48" if the door has both a closer and latch)?			

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	LAUNDRY FACILITIES:			
	3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 42" (48" if the door has a closer)?			
4.13.5; Fig. 24; 4.13.4;	Clear Door Width is at least 32" ? (<i>Measured from the door face to the opposite stop when the door is open 90°.</i>) (<i>At double doors, measure using only one door.</i>)			
4.13.10;	Does the door take more than 3 seconds to close ? (<i>From an open position of 70° to a point 3" from the latch</i>)			
4.13.9; 4.13.11;	Door Hardware: 1. Does not require tight grasping or twisting to operate? (Lever or push/pulls are acceptable types.) 2. Mounted no higher than 48" above the floor? (Including common use dead bolts.) 3. For interior doors only, opening force is no more than 5 pounds ?			
4.13.8;	Thresholds: 1. The threshold is no higher than 3/4" (1/2" in New Construction)? 2. Is the threshold beveled ?			
4.34.7.2;	Minimum of 1 front-loading washer and dryer?			
4.2.5; 4.2.6	1. Clear floor space at least 30" wide x 48" deep? (<i>For more reach range options, see "Controls" on page 4.</i>) 2. Front approach (fig. 5(a)): mounted no higher than 48" above the floor? 3. Side approach (fig. 6(b)): mounted no higher than 54" above the floor?			
4.27.4; 4.34.7.3;	Are machine controls operable with one hand without tight grasping, pinching, or twisting of the wrist?			
4.1.2(17); 4.32.3; 4.32.4	Fixed or built-in tables and work surfaces: 1. Top is between 28" and 34" above the floor? 2. Clear floor space is 30" by 48" that extends 19" under the table or work surface? 3. Knee space is at least 27" high?			

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	DUMPSTERS AND TRASH CHUTES:			
	Location:			
4.3.3; 4.4.1; Fig. 7; Fig. 8(e)	Is the minimum clear width of the accessible route to this space at least 36" wide, with no steps (width may be reduced to 32" for a length of no more than 24")?			
4.13.6	Maneuvering Space at door or gate: (Automatic or power-assisted doors do not require maneuvering space.) The maneuvering space slopes no more than 2% in either direction?			
4.13.6	Swinging Doors - Pull side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 18" to the latch side ? Is the depth at least 60" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 36" to the latch side (42" if the depth is less than 60")? Is the depth at least 54" ? 3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 48" (54" if the door has a closer)?			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Push side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 12" to the latch side when there is both a closer and latch side? If no closer and latch, there is no requirement. Is the depth at least 48" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 18" to the hinge side ? Is the depth at least 42" (48" if the door has both a closer and latch)?			

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** Insert Photograph numbers for all elements and areas of non-compliance.

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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	DUMPSTERS AND TRASH CHUTES:			
	3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side ? Is depth at least 42" (48" if door has a closer)?			
4.13.5; Fig. 24; 4.13.4;	Clear Door Width is at least 32" ? (<i>Measured from the door face to the opposite stop when the door is open 90°.</i>) (<i>At double doors, measure using only one door.</i>)			
4.13.10;	Does the door take more than 3 seconds to close ? (<i>From an open position of 70° to a point 3" from the latch</i>)			
4.13.9; 4.13.11;	Door Hardware: 1. Does not require tight grasping or twisting to operate? (Lever or push/pulls are acceptable types.) 2. Mounted no higher than 48" above the floor? (Including common use dead bolts.) 3. For interior doors only, opening force is no more than 5 pounds ?			
4.13.8;	Thresholds: 1. The threshold is no higher than 3/4" (1/2" in New Construction) ? 2. Is the threshold beveled ?			
4.2.5; 4.2.6;	Controls: 1. Clear floor space at least 30" wide x 48" deep? (<i>For more reach range options, see "Controls" on page 4.</i>) 2. Front approach (fig. 5(a)): mounted no higher than 48" above the floor? 3. Side approach (fig. 6(b)): mounted no higher than 54" above the floor?			
4.27.4;	Are machine controls operable with one hand without tight grasping, pinching, or twisting of the wrist?			

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Facility Name _____

Address _____

Unit/Apartment Number _____

Telephone Number _____

TDD/TTY Number _____

Name of Reviewer(s) _____

Date(s) of Review _____

Date Building was Built _____

Date(s) of Renovations, if any _____

(Any structure built after July 11, 1988 is considered New Construction)

Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	CLOTHES LINES, PICNIC AREA, PLAY EQUIPMENT, OTHER:			
	Location:			
4.3.3; 4.4.1; Fig. 7; Fig. 8(e);	Is the minimum clear width of the accessible route to this space at least 36" wide, with no step (width may be reduced to 32" for a length of no more than 24")?			
4.13.6	Maneuvering Space at door or gate: (Automatic or power-assisted doors do not require maneuvering space.)			
4.13.6	The maneuvering space slopes no more than 2% in either direction?			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Pull side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 18" to the latch side ? Is the depth at least 60" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 36" to the latch side (42" if the depth is less than 60")? Is the depth at least 54" ? 3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side ? Is depth at least 48" (54" if door has a closer)?			
4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Push side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 12" to the latch side when there is both a closer and latch side? If no closer and latch, there is no requirement. Is the depth at least 48" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 18" to the hinge side ? Is the depth at least 42" (48" if the door has both a closer and latch)?			

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Address _____
 Unit/Apartment Number _____
 Telephone Number _____
 TDD/TTY Number _____

Date(s) of Review _____
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Citation	EXTERIOR AND INTERIOR COMMON USE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	MISCELLANEOUS:			
4.1.2(16);	Telephones: <i>(At least one accessible telephone must be provided at each bank of telephones and individual telephone location)</i>			
4.31.2;	Clear Floor Space at least 30" x 48" for a parallel approach or a forward approach.)			
4.31.3; 4.2.5; 4.2.6;	Telephone Mount Height: 1. The highest operable part of phone is no higher than 54" if a parallel approach site impracticality used or 48" if a forward approach is used? 2. On a single floor or on the site, if there are two or more groups of telephones, if there at least one telephone that provides a forward approach?	_____ _____ _____ _____ _____		
4.1.2(16)(b) ; 4.31.5;	Is there at least one telephone with Volume Control ?			
4.31.8;	Telephone Cord at least 29" long?			
4.4.1; Fig. 8(a) & (b)	Protruding Object: 1. If wall mounted , is the leading edge of the telephone more than 27" above the floor and projects more than 4" into the circulation path? ("Yes" is a violation.) 2. If post mounted , is the leading edge of the telephone more than 27" above the floor and projects more than 12" into the circulation path?	_____ _____ _____ _____ _____		
4.33.7;	Assistive Listening Systems (public meeting rooms); 1. Assistive Listening System provided? 2. If so, what type(s)? 3. How are these made available?	_____ _____ _____		

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Citation	DWELLING UNIT ACCESSIBLE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	DWELLING UNIT/ACCESSIBLE ROUTE:			
	<i>(Includes private outdoor spaces such as balconies, patios, clothes lines, trash receptacle areas, etc.) (Use pages 2 – 32 for all common use elements.)</i>			
	Route Location:			
	ENTRANCE DOOR			
4.1.3.6	Maneuvering Space: (Automatic or power-assisted doors do not require any minimum maneuvering clearance.)			
4.3.4.2(6); 4.1.3.6	The maneuvering space slopes no more than 2% in either direction?			
4.3.4.2(6); 4.1.3.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Pull side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 18" to the latch side? Is the depth at least 60"? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 36" to the latch side (42" if the depth is less than 60")? Is the depth at least 54"? 3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side? Is depth at least 48" (54" if door has a closer)?			
4.3.4.2(6); 4.1.3.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Push side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 12" to the latch side when there is both a closer and latch side? If no closer and latch, there is no requirement. Is the depth at least 48"? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 18" to the hinge side? Is the depth at least 42" (48" if the door has both a closer and latch)?			

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Citation	DWELLING UNIT ACCESSIBLE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	DWELLING UNIT/ACCESSIBLE ROUTE:			
	BATHROOMS (Only one must comply.)			
4.34.5; 4.3.3; 4.4.1; Fig. 8(e);	Is the minimum clear width of the accessible route to this space at least 36" wide, with no steps (width may be reduced to 32" for a length of no more than 24")?			
4.34.2(6); 4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Pull side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 18" to the latch side ? Is the depth at least 60" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 36" to the latch side (42" if the depth is less than 60")? Is the depth at least 54" ? 3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 48" ?			
4.34.2(6); 4.13.6; Fig. 25(a); Fig. 25(b); Fig. 25(c);	Swinging Doors - Push side (Choose only one) 1. Approaching the door head-on (fig. 25(a)): Is there at least 12" to the latch side when there is both a closer and latch side? If no closer and latch, there is no requirement. Is the depth at least 48" ? 2. Approaching the hinge side of the door (fig. 25(b)): Is there at least 18" to the hinge side ? Is the depth at least 42" ? 3. Approaching the latch side of the door (fig. 25(c)): Is there at least 24" to the latch side ? Is the depth at least 42" ?			
4.34.2(6); 4.13.5; Fig. 24;	Clear Door Width is at least 32" ? (Measured from the door face to the opposite stop when the door is open 90°.)			
4.34.2(6); 4.13.8;	Thresholds: 1. The threshold is no higher than 3/4" (1/2" in New Construction)? 2. Is the threshold beveled ?			
4.34.5.2(2); Fig. 47(a);	Toilet: 1. Is top of toilet seat between 15" and 19" above the floor? 2. Is centerline exactly 18" from the closest side wall?			

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	DWELLING UNIT/ACCESSIBLE ROUTE:			
	4. Is the clear floor space at least 30" x 48" deep (that extends 17" to 19" under the lavatory)?			
	5. Are the drain and hot water supply pipes insulated ?			
4.34.5.3(1); 4.22.6; 4.19.5; 4.27.4;	Lavatory (a.k.a. Sink) Controls: Operable with one hand; and does not require tight grasping, twisting or pinching of the wrist to operate;			
4.34.5.3(1); 4.22.6; 4.19.6;	Mirror: Bottom edge of reflective surface is no more than 40" above the floor?			
4.34.5.3(3);	Medicine Cabinet: Bottom shelf no more than 44" above the floor?			
	Bathtub:			
4.34.5.4(1) Fig. 33;	Clear Floor Space: (A wall-hung lavatory may overlap the clear floor space only on the control wall (foot) side.) 1. If forward approach , is the clear floor space 48" deep x 60" wide? 2. If side approach , is the clear floor space 30" x 60"?			
4.34.5.4(5);	Tub Shower Spray Unit: 1. Can the shower head be fixed and handheld ? 2. Is there a hose and is it at least 60' long (59" is acceptable) ?			
4.34.5.4(4); 4.27.4; Fig. 34;	Tub Faucet Controls: 1. Operable w/ one hand and not require tight grasping or twisting of the wrist? 2. Located below the grab bar and between the open side and the centerline of the tub?			
4.34.5.4(2); 4.26.3; Fig. 33; Fig. 34;	Tub – Seat 1. Is a securely-mounted in-tub seat provided?			

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Citation	DWELLING UNIT ACCESSIBLE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	DWELLING UNIT/ACCESSIBLE ROUTE:			
	Shower:			
4.34.5.5(1); Fig. 35(a) or Fig. 35(b); 4.21.7;	Shower Stalls: Which shower type? (Choose one) 1. Transfer: 36" deep by 36" wide? If there is a curb, is it less than 1/2"? a. Clear floor space at least 36" by 48"? 2. Roll-in: 30" deep by 60" (58 1/2" is acceptable) wide? Is there a curb? ("Yes" is a barrier.) a. Clear floor space at least 36" by 60"? If a transfer shower, is there a seat? 1. Between 17" and 19" above the floor? 2. Extends the full depth of the stall? 3. Located on wall opposite the controls? 4. Mounted securely?			
4.34.5.5(2); Fig. 35(a); Fig. 35(b); 4.26.3;	Tub Shower Spray Unit: 1. Can the shower head be fixed and handheld? 2. Is there a hose and is it at least 60" long? (59" is acceptable.)			
4.34.5.5(5);				
4.34.5.5(4); Fig. 37; 4.21.5;	Shower Controls: 1. Mounted between 38" and 48" above the floor? 2. Located between the open side and the centerline of the shower? 3. Operable w/ one hand and not require tight grasping or twisting of the wrist?			
4.34.5.5(3); 4.26.2; Fig. 37; Fig. 39(e);	Grab Bars: (Choose Whether Transfer or Roll-In Shower and Answer Those Questions) TRANSFER SHOWER (36" x 36"); Back Wall 1. Is centerline mounted between 33" and 36" above the floor? 2. Between 1 1/4" and 1 1/2" in diameter? 3. Is the space between the grab bar and the wall 1 1/2" exactly? 4. 18" long positioned between the centerline of the stall and the control wall?			

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Citation	DWELLING UNIT ACCESSIBLE ELEMENTS	Measurements/Comments	N/C Finding *	Picture No. **
	DWELLING UNIT/ACCESSIBLE ROUTE:			
	KITCHEN			
4.34.6; 4.34.2(13); 4.3.3; Fig 7; Fig. 8(e); 4.34.6.1;	Is the minimum clear width of the accessible route to the kitchen at least 36" wide, with no steps (width may be reduced to 32" for a length of no more than 24")?			
4.34.6.1;	Clearance between all opposing cabinets, counters, appliances or walls: (Choose One) 1. If U-shaped kitchen , is there at least 60"? 2. In all other layouts , is there at least 40"?			
4.34.2(2); 4.2.3; Fig. 3;	Is there an unobstructed turning space (a 60" diameter circle or T-shape)? (<i>May include knee space under work surface or sink if it is at least 36" wide</i>)			
4.34.6.2;	Clear Floor Space: With either forward reach or side reach, is there at least 30" x 48" at the following types of appliances: Oven; Range; Cook top; Dishwasher; Refrigerator; Counter; Storage Facilities, Etc.			
4.34.6.4(1); 4.34.6.4(2) 4.34.6.4(3); 4.34.6.4(4); Fig. 50; 4.2.4.1;	Kitchen Counter Work Surface: 1. At least one 30" section of the counter with knee clearance at least 27" high ? 2. Surface no more than 34" above the floor? 3. If a removable base cabinet is provided, once removed: a. Is the floor finished underneath ? b. Will the opening be at least 30" wide and 27" high ?			
4.34.6.5; Fig. 51;	Kitchen Sink & Surrounding Counter: 1. Knee clearance is at least 30" wide and at least 27" high ? 2. Sink rim and counter surface are no more than 34" above the floor? 3. If a removable base cabinet is provided, once removed: a. Is the floor finished underneath ? b. Is the opening at least 30" wide and 27" high ? 4. Sink is no deeper than 6 1/2" ?			

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	DWELLING UNIT/ACCESSIBLE ROUTE:			
4.34.2(9); 4.1.2(12)	OTHER CONTROLS			
4.2.4; Fig. 4; 4.34.2(9); 4.2.7; 4.2.5; 4.2.6	Other Controls: 1. Does each have a clear floor space of 30" x 48"? a. thermostats b. heating/air conditioning c. light switches d. electrical wall outlets (<i>cannot be lower than 15"</i>) e. _____ f. _____ 2. Is the Highest and Lowest Operable Part within reach? (identify the approach): a. Forward approach (Fig. 5(a)): 15" to 48". b. Side approach (Fig. 6(b)): 9" to 54". c. Forward approach over an obstruction less than 20" deep (Fig. 5(b)): no higher than 48". d. Forward approach over an obstruction 20 to 25" deep (Fig. 5(b)): no higher than 44". e. Side reach over an obstruction no more than 10" deep (Fig. 6(b)): no higher than 54". f. Side reach over an obstruction 10" to 24" deep (Fig. 6(c)): no higher than 46". 3. Is it operable with one hand without tight grasping, pinching, or twisting of the wrist?	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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* Place asterisk in column for findings of non-compliance.

** Insert Photograph numbers for all elements and areas of non-compliance.

Exhibit J

Miami-Dade County Resolution No. R-1181-19

MEMORANDUM

Agenda Item No. 14(A)(4)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: November 19, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving form of a Tenant Relocation Agreement; directing the County Mayor to execute such Tenant Relocation Agreements with public residents impacted by the proposed closure of Harry Cain and Annie Coleman 14 public housing developments, the future closure of any additional public housing developments, or the redevelopment of a public housing development converted to Section 8 project-based housing through Rental Assistance Demonstration Program; directing the County Mayor to develop a tenant relocation officer program to assist tenants with the relocation process; and waiving Resolution No. R-130-06

Resolution No. R-1181-19

This item was amended at the 11-15-19 Chairwoman's Policy Council Committee to require the County to pay for fees related to residents obtaining new driver's licenses and state identification cards as a result of relocating.

The accompanying resolution was prepared and placed on the agenda at the request of Co-Prime Sponsors Commissioner Barbara J. Jordan and Chairwoman Audrey M. Edmonson and Co-Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams
County Attorney



APW/uw.

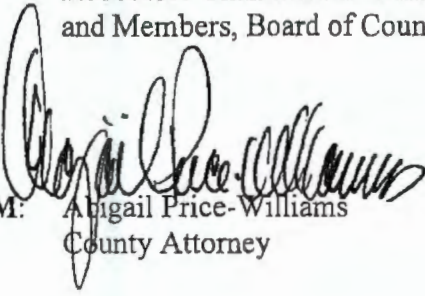


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: November 19, 2019

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 14(A)(4)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved  Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(4)
11-19-19

RESOLUTION NO. R-1181-19

RESOLUTION APPROVING FORM OF A TENANT RELOCATION AGREEMENT; DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE SUCH TENANT RELOCATION AGREEMENTS WITH PUBLIC RESIDENTS IMPACTED BY THE PROPOSED CLOSURE OF HARRY CAIN AND ANNIE COLEMAN 14 PUBLIC HOUSING DEVELOPMENTS, THE FUTURE CLOSURE OF ANY ADDITIONAL PUBLIC HOUSING DEVELOPMENTS, OR THE REDEVELOPMENT OF A PUBLIC HOUSING DEVELOPMENT CONVERTED TO SECTION 8 PROJECT-BASED HOUSING THROUGH RENTAL ASSISTANCE DEMONSTRATION PROGRAM; DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO DEVELOP A TENANT RELOCATION OFFICER PROGRAM TO ASSIST TENANTS WITH THE RELOCATION PROCESS; AND WAIVING RESOLUTION NO. R-130-06

WHEREAS, the County is a "public housing agency," as defined in the United States Housing Act of 1937 (42 U.S.C. § 1437 *et seq.*, as amended), and is the owner and operator of 12 public housing asset management developments, which include over 9,000 units; and

WHEREAS, the public housing program is funded by the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, the County, as a steward of the public housing program and as owner of certain public housing developments, has an obligation to provide decent, safe and sanitary housing for all residents of such housing in accordance with federal and state laws and regulations; and

WHEREAS, much of the County's public housing portfolio is outdated and in need of rehabilitation or redevelopment; and

WHEREAS, for many years the County relied on HUD's Capital Funding Program to maintain its public housing stock; and

WHEREAS, HUD's Capital Funding Program only provides approximately \$14 million per year to the County; and

WHEREAS, the County, however, has partnered with private developers to redevelop its public housing stock through a HUD-approved mixed-finance approach, which, to date, has resulted in approximately 2,400 units that have been redeveloped or are in the process of being redeveloped; and

WHEREAS, although the mixed-finance approach has been successful, the County has sought other means to ensure that the remaining public housing stock is redeveloped; and

WHEREAS, on August 30, 2018, the County transmitted to HUD Secretary Benjamin S. Carson, Sr., M.D. a letter of interest proposing the conversion of 6,426 public housing units to the Section 8 project-based housing program through HUD's Rental Assistance Demonstration program ("RAD Program") (collectively referred to as the "County's Portfolio Award Application"); and

WHEREAS, the RAD Program is the voluntary, permanent conversion of public housing to the Section 8 project-based housing program, which was authorized in the Fiscal Year 2012 Congressional Appropriations Bill; and

WHEREAS, unlike the public housing program, the Section 8 project-based housing program allows for more funding flexibility, including the use of other funding sources, such as tax credits, private debt and equity, and other public funds to maintain and improve existing public housing buildings; and

WHEREAS, the RAD Program also guarantees strong tenant protections that tenants currently have under the public housing program; and

WHEREAS, on October 3, 2019, this Board adopted Resolution No. R-1059-19, which, in part, authorizes the County Mayor or the County Mayor's designee to amend the County's Portfolio Award Application to include certain public housing developments that are being redeveloped by Related Urban, thus bringing the total number of public housing units to be converted through the RAD Program from 6,426 to 7,718; and

WHEREAS, the public housing units located in Harry Cain and Annie Coleman 14 public housing sites are currently included amongst the 7,718 units to be converted through the RAD Program; and

WHEREAS, however, due to health and safety issues in Harry Cain and Annie Coleman 14, the County has proposed to close both of these public housing developments and relocate the residents by using vouchers through the Section 8 Housing Choice Voucher Program; and

WHEREAS, the County's redevelopment efforts and the proposed closure of Harry Cain and Annie Coleman 14 could potentially cause thousands of tenants to be relocated; and

WHEREAS, relocating from one's home, regardless of the circumstances, can be costly, time consuming and difficult, and those challenges are even greater for residents of limited incomes relocating from public housing; and

WHEREAS, this Board desires to provide assurances to the residents impacted by the proposed closures or the public housing developments to be converted through the RAD Program of their rights to assistance while relocating and their rights to return to their developments after they have been redeveloped; and

WHEREAS, to provide the residents with this assurance, this Board desires that the County enter into tenant relocation agreements with public housing residents impacted by the proposed closure of Harry Cain and Annie Coleman 14 public housing developments, the future closure of any additional public housing developments, or the redevelopment of public housing developments proposed to be converted to Section 8 project-based housing through RAD Program; and

WHEREAS, during the October 18, 2019 Chairwoman's Policy Council meeting, comments were received from the residents, Legal Services of Greater Miami, Inc., and the public concerning the proposed tenant relocation agreement; and

WHEREAS, during the meeting the County Attorney's Office and the County administration were directed to meet with Legal Services of Greater Miami, Inc., to address the concerns that were raised and to return with an agreement that is acceptable to the County, residents, resident councils and their legal counsel; and

WHEREAS, the proposed tenant relocation agreement, which is attached hereto as Exhibit A, is acceptable to all interested parties; and

WHEREAS, this Board wishes to ensure that the tenant relocation agreements set forth certain rights on the part of relocating tenants and certain duties and responsibilities on the part of the County; and

WHEREAS, this Board further wishes to establish a tenant relocation officer program, which will provide assistance to the aforementioned public housing residents; and

WHEREAS, this Board wishes to waive Resolution No. R-130-06, which provides that an item seeking approval of a contract shall not be placed on a County Commission or committee agenda until the underlying contract is completely negotiated, in final form and executed by all

non-County parties, to give the County Mayor or the County Mayor's designee time to have the tenant relocation agreements executed by the public housing residents impacted by the proposed closures,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board approves the Tenant Relocation Agreement, in substantially the form attached hereto as Exhibit "A" and incorporated herein by reference.

Section 3. >>This Board directs the County Mayor or the County Mayor's designee to establish and implement, utilizing existing budgeted funds, a process to compensate public residents impacted by the proposed closure of Harry Cain and Annie Coleman 14 public housing developments, the future closure of any additional public housing developments, or the redevelopment of public housing developments proposed to be converted to Section 8 project-based housing through Rental Assistance Demonstration Program ("RAD Program") for fees related to obtaining or replacing driver's licenses or state identification cards necessary due to relocation efforts.¹

Section 4.<< This Board directs the County Mayor or the County Mayor's designee to execute the Tenant Relocation Agreement with public residents impacted by the proposed closure of Harry Cain and Annie Coleman 14 public housing developments, the future closure of any additional public housing developments, or the redevelopment of public housing developments proposed to be converted to Section 8 project-based housing through ~~[[Rental Assistance~~

¹ Committee amendments are indicated as follows: Words stricken through and/or ~~[[double bracketed]]~~ are deleted, words underscored and/or >>double arrowed<< are added.

~~Demonstration Program ("RAD Program")]] >>RAD Program<<.~~ This Board further waives Resolution No. R-130-06, which provides that an item seeking approval of a contract shall not be placed on a County Commission or committee agenda until the underlying contract is completely negotiated, in final form and executed by all non-County parties, to give the County Mayor or the County Mayor's designee time to have the tenant relocation agreements executed by the public housing residents impacted by the proposed closures.

~~[[Section 4]]>>Section 5<<.~~ This Board directs the County Mayor or the County Mayor's designee to develop a tenant relocation officer program wherein each public housing resident being relocated as a result of the closure of a public housing development or the redevelopment of a public housing project through the RAD Program shall be assigned a particular tenant relocation officer to assist them through the relocation process. To assist relocating tenants in identifying suitable housing, the tenant relocation officer shall have frequent contact with local realtors and multi-family developments, keep an updated list of available units, provide that list regularly to the relocating tenants, and perform the duties ascribed to the tenant relocation officer as set forth in the Tenant Relocation Agreement approved herein.

The Co-Prime Sponsors of the foregoing resolution are Commissioner Barbara J. Jordan and Chairwoman Audrey M. Edmonson and the Co-Sponsor is Commissioner Dennis C. Moss. It was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Esteban L. Bovo, Jr.** and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	aye		
Rebeca Sosa, Vice Chairwoman	aye		
Esteban L. Bovo, Jr.	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	aye	Sally A. Heyman	aye
Eileen Higgins	aye	Barbara J. Jordan	aye
Joe A. Martinez	absent	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	aye
Xavier L. Suarez	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of November, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

Linda L. Cave

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JMM For

Terrence A. Smith
Brenda Kuhns Neuman

EXHIBIT A

TENANT RELOCATION AGREEMENT

This Tenant Relocation Agreement (hereinafter referred to as the "Agreement"), by and between Miami-Dade County, a political subdivision of the State of Florida and through its Public Housing and Community Development Department (hereinafter collectively referred to as "County" or "PHCD"), with a mailing address of 701 N.W. 1 Court, 16th Floor, Miami, Florida 33136, and [Name of Head of Household] and those household members listed in the first recital of this Agreement (hereinafter collectively referred to as "Tenant"), with mailing address [mailing address of Tenant] (hereinafter the "Premises"), states conditions and covenants for the rendering of tenant relocation services through PHCD. The County (including PHCD) and the Tenant shall collectively referred to as the "Parties."

RECITALS

WHEREAS, the County desires to relocate Tenant, which includes the following members of the household:

1. [Insert Name of Household Member]
2. [Insert Name of Household Member]
3. [Insert Name of Household Member]; and

WHEREAS, in accordance with Miami-Dade Board of County Commissioner's Resolution No. R-____-19, this Agreement is being entered into to set forth the rights and obligations of the County and Tenant,

NOW, THEREFORE, in consideration of the mutual covenants recorded herein, the Parties hereto agree as follows:

SECTION ONE. GENERAL TERMS.

A. TENANT hereby agrees to the following:

1. In the event the County complies with its obligations under this Agreement as set forth in Section One (B) below, Tenant shall have no right to seek enforcement of this Agreement.
2. Tenant shall cooperate with the efforts of the County to assist Tenant in relocating to alternative and comparable housing as more fully described in Section B of this Agreement.
3. Tenant shall continue to meet their obligations under the public housing program and the lease between the County and Tenant until Tenant is relocated to new housing in accordance with this Agreement. In the event Tenant chooses to be relocated to another comparable public housing unit, Tenant shall comply with the terms of their new Lease and the public housing program.
4. Tenant shall vacate the Premises once Tenant has located new housing as described herein and has received authorization to move into the new housing.

- B. The COUNTY hereby agrees to the following:
1. The County shall assist Tenant in relocating to other suitable housing.
 2. The County shall provide Tenant a Section 8 Housing Choice Voucher to pay for private housing.
 3. The County shall assist Tenant in finding suitable housing using a Section 8 Housing Choice Voucher.
 4. If Tenant requires an extension to locate private housing using the Section 8 Housing Choice Voucher and Tenant requests such extension from the County, the County shall grant such extension beyond the timeframes set forth in the Section 8 Administrative Plan so long as Tenant continues to search for housing. In the event Tenant stops searching for housing, the County shall have no obligation to grant Tenant's request for an extension. Notwithstanding the provisions set forth in 24 C.F.R. § 982.555 related to informal hearings and the County's Section 8 Administrative Plan, the County agrees to provide Tenant with notice and an informal hearing if their Section 8 Housing Choice Voucher expires and the County makes a determination not to grant an extension to such voucher's term. The County will allow for family separations for large families if they cannot locate private housing using a Section 8 Housing Choice Voucher.
 5. If Tenant prefers to transfer to public housing and requests that the County permit such transfer, the County shall provide Tenant another comparable public housing unit to the extent that such public housing unit is available. The County will provide Tenant with a list of all comparable units that are available. If a public housing unit is not available or no longer desirable by Tenant, the County will provide Tenant a Section 8 Housing Choice Voucher. If Tenant accepts a public housing transfer and signs a lease, Tenant shall forfeit the Section 8 Housing Choice Voucher.
 6. The County will continue to recognize any resident council formed under 24 CFR part 964 and, if the public housing development does not have a resident council, the Tenants shall have the right to organize and form a resident council. The resident council will remain the representative organization for the residents during relocation and after the residents relocate to the redeveloped or reopened project connected with their former public housing development. The County will provide support and resources to the resident council while the property is being redeveloped or closed.
 7. The County shall pay all reasonable moving fees and costs, including paying movers to transport Tenant's furniture and belongings, rental or other application fees, utility hook-up costs, deposits and fees, first and last month's rent, and security deposits. For each move, the County will pay application or rental fees for up to five properties. The County will pay additional application or rental fees if Tenant's applications are denied or is

unable to move into the units. Tenant will not be required to pay the costs out-of-pocket and seek reimbursement. For moving costs outside of Miami-Dade County, the County will pay moving costs in accordance with the Department of Transportation Fixed Residential Moving Cost Schedule, Federal Register Volume 80, No. 142, p. 44183-4.

8. The County shall ensure that Tenant shall have the rights described in this Agreement even if Tenant finds their own housing without using a Section 8 Housing Choice Voucher or remains in public housing
9. If Tenant's lease that is entered into with a private landlord under the Section 8 Housing Choice Voucher program following relocation is not renewed or is terminated for any reason, the County shall assist Tenant in finding another comparable housing unit until this Agreement is terminated pursuant to Section Four of this Agreement. In the event Tenant must relocate to another comparable housing unit, the County shall pay all moving costs and fees set forth in subsection (7) above; provided, however, the County shall have no obligation to pay such moving costs and fees if Tenant relocates to another county or another state, with the exception of Broward County.
10. A Section 8 Voucher issued pursuant to this Agreement is exempt from termination based upon insufficient funding under Section 14.3 of the Administrative Plan.
11. Tenant shall have the right to return to the redeveloped or reopened project connected with their former public housing development in a unit with an income-based rent unless Tenant is terminated from the Section 8 voucher program or is evicted from a public housing unit. However, even if evicted or terminated, a Tenant may present mitigating circumstances as to why the Tenant should be entitled to return.
12. Tenant and members of Tenant's household who are relocated shall not be rescreened, including for criminal history and credit history, if Tenant chooses to return to the redeveloped or reopened project connected with their former public housing site. Tenant shall not be screened to determine if they meet Low-Income Housing Tax Credit (LIHTC) eligibility requirements, if applicable, upon move-in or upon future recertifications.
13. The County shall pay tenants' relocation costs, including moving costs, to relocate back to the public housing project should they choose to return upon completion of its redevelopment. Tenant will not be required to pay the costs out-of-pocket and seek reimbursement.
14. Tenant shall be assigned a Tenant Relocation Officer, who shall:
 - a) regularly meet individually with Tenant, including after hours or on the weekend if that is helpful to the Tenant;

- b) help Tenant identify suitable housing opportunities, including providing a list of available units and providing transportation for Tenant to view those units;
 - c) provide intensive counseling to assist Tenant through the moving process, including education on how to set up utilities, insurance, and other services and how to pay for them regularly;
 - d) arrange for transportation for Tenant to visit potential homes, attend required interviews, or deliver paperwork;
 - e) assist Tenant in completing rental and other applications;
 - f) interact with landlords in instances where criminal backgrounds could potentially hinder the Tenants' ability to secure the new home;
 - g) arrange for the transportation of Tenant and the moving of their belongings to their new homes; and
 - h) relocation services, Section 8 appointments, orientations, and briefings will also regularly be provided at the public housing site where Tenant currently resides; provided, however, that after Tenant relocates the before-mentioned services shall be provided by the County at a location to be determined in the County's sole discretion.
15. The County shall provide Tenant with a list of agencies that can offer assistance to Tenant, including, but not limited to, Legal Services of Greater Miami, Inc.
16. In the event Tenant has already relocated from the public housing site in which they resided, the County shall afford the Tenant the same rights and protections listed above.
17. The County shall maintain a list of all tenants who have or will be relocated and the County shall, upon receiving a release and authorization or similar instrument executed by Tenant, release the name of Tenant, their current address, and phone number. The release of information is to allow the resident council to communicate with and represent its membership.
18. The County shall pay the replacement costs of state identification cards and driver's licenses.

SECTION TWO. DISPUTE RESOLUTION

If any dispute or disagreement arises between Tenant or the County concerning either party materially failing to perform its duties and responsibilities under this Agreement, the Parties agree to proceed as follows:

- a) The Party alleging the default shall notify the other Party in writing once a dispute or disagreement has arisen.
- b) Within 15 days after the date of the written notice, the Parties shall meet and confer regarding the dispute or disagreement and attempt to resolve the dispute or disagreement.
- c) If the dispute or disagreement cannot be resolved during the meeting, either Party may seek an appropriate relief in Court.

SECTION THREE. DEFAULT.

If either party to this Agreement materially fails to perform its duties and responsibilities as set forth above, and that party fails to cure such defect upon reasonable written notice by the other party, the aggrieved party may apply to any County, State or Federal court located within Miami-Dade County for relief that a court of law deems appropriate. The Parties agree to participate in the dispute resolution process described above prior to filing for relief to any court.

SECTION FOUR. TERMINATION

This Agreement shall terminate upon the earliest of the following: (1) Tenant is relocated to the redeveloped or reopened project; (2) Tenant decides not to return to the redeveloped or reopened project; or (3) Tenant is terminated from the Section 8 Housing Choice Voucher, or, if relocated to another comparable public housing unit under the public housing program, and Tenant is evicted from the public housing unit. A Tenant who no longer participates in the Section 8 Housing Choice Voucher Program because the voucher expired or because the County made no housing assistance payment for 6 months shall not be grounds to terminate this Agreement. In the event this Agreement is terminated for any of the preceding reasons, the County shall have no further obligations to Tenant under this Agreement. However, if the Agreement is terminated for the reasons listed in (3), Tenant shall continue to have the right to present mitigating circumstances regarding the right to return as described in Paragraph B 10.

SECTION FIVE. NOTICE.

Unless another address is specified in writing to the Tenant, any notice to the County shall be delivered to:

Public Housing and Community Development
701 N. W. 1 Court
16th Floor
Miami, Florida 33136
Attn: _____

Unless another address is specified in writing to the County, any notice to the Tenant shall be delivered to:

SECTION SIX. MISCELLANEOUS.

A. FORUM AND VENUE. This Agreement shall be construed in accordance with the laws of the State of Florida and all applicable federal laws and regulations. Any dispute arising under, in connection with or related to this Agreement or related to any matter which is the subject of this Agreement shall be subject to the exclusive jurisdiction of the County, State and/or Federal courts located in Miami-Dade County, Florida.

B. NO THIRD PARTY BENEFICIARIES. No person other than the person named in paragraph one of this Agreement as Tenant shall have standing to require satisfaction of the terms and conditions of this Agreement. No person other than Tenant shall under any circumstances be deemed to be a beneficiary of this Agreement or the benefits associated with this Agreement. The County makes no representations and assumes no duties or obligations as to third parties concerning the terms of this Agreement.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the County and Tenant have caused this Agreement to be executed.

TENANT

Signature of Tenant

Name of Tenant

Date of Tenant's Signature

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____.

Personally Known ☐
Produced Identification ☐ Type of Identification:
☐ *Did* ☐ *Did Not* Take an Oath

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

NOTARY STAMP

MIAMI-DADE COUNTY

By: _____

Name: _____

Title: County Mayor or Designee

Date: _____

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____, as _____ of Miami-Dade County, Florida.

Personally Known ☐
Produced Identification ☐ Type of Identification:
☐ *Did* ☐ *Did Not* Take an Oath

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

NOTARY STAMP

Exhibit K

Phase Option Agreement

OPTION TO GROUND LEASE

This Option to Ground Lease (this “**Option**”) is made and entered into as of _____ [_____] by and between Miami-Dade County, a political subdivision of the State of Florida, and a “public housing agency” as defined in accordance with the provisions of the United States Housing Act of 1937, as amended, (42 U.S.C. § 1437, *et seq.*) (the “**Authority**”), and _____, a _____ (the “**Optionee**”), an affiliate of Atlantic Pacific Communities, LLC.

WITNESSETH

WHEREAS, the Authority has selected Atlantic Pacific Communities, LLC (the “**Developer**”), to redevelop Perrine Gardens and Perrine Villas; and

WHEREAS the Authority owns public housing located on land in Miami-Dade County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein (the “**Property**”); and

WHEREAS, Developer has caused Optionee to be organized to serve as the “Owner Affiliated Entity” with respect to this phase of the redevelopment effort (the “**Development Phase**”); and

WHEREAS, Optionee intends to redevelop (under the Rental Assistance Demonstration (“**RAD**”) program of the United States Department of Housing and Urban Development (“**HUD**”)) the public housing currently on the Property, together with the construction of related site improvements and amenities on the Property (the “**Project**”); and

WHEREAS, Optionee intends to apply to the Request for Applications (“**RFA**”) issued by the Florida Housing Finance Corporation (“**FHFC**”) for tax-exempt bonds and/or low-income housing tax credits (“**LIHTC**”) to assist in the development of the Project); and

WHEREAS, in connection with the LIHTC application to FHFC and otherwise to pursue financing, Optionee must demonstrate that it has “site control” of the Property sufficient to comply with the applicable financing requirements and issues this Option in order to satisfy same; and

WHEREAS, the Option provides Optionee with the option to enter into a long-term ground lease of the Property (the “**Lease**”) with the Authority in order to facilitate the Project, which the Authority and Optionee seek to pursue;

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and the mutual covenants of the Authority and Optionee and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and the Optionee hereby agree as follows:

1. Option. At any time on or before the Termination Date (as defined in Section 2), Optionee shall have the right and option to lease the Property pursuant to the Lease. Optionee may exercise the option granted herein at any time during the time prior to the Termination Date by notifying the Authority in writing at least thirty (30) days prior to the date the Lease shall become effective; provided, however, that the form and substance of the Lease and the execution and delivery of the Lease shall be subject to the approval of HUD, if and as required.

2. Term. Unless exercised by execution of the Lease or extended in writing by the parties hereto, this Option shall terminate without notice on _____ (the “**Termination Date**”).

3. Terms and Conditions of Lease. The material terms of the Lease shall be as follows:

- a. The Lease term shall be seventy-five (75) years.
- b. The lease will contain such reasonable terms and conditions as are required by the Authority, lenders, investors, and HUD.
- c. The Lease rent shall be as follows:
 - i. An annual share of 10% the net cash flow payable, commencing after the stabilization period, about one year after issuance of Certificate of Occupancy of the Project through the end of the Lease term, payable out of the available net cash flow distributable by Optionee; and
 - ii. a one-time capitalized lease payment, to be paid upon financial closing, in the amount of \$10,000.00 per unit.
- d. Title to the Property shall be “as is” and subject to of all liens, charges, encumbrances, encroachments, easements, restrictions, leases, tenancies, occupancies or agreements including, but not limited to, use restrictions placed on the Property in conformance with HUD or FHFC requirements, and any other permitted exceptions agreed to by the Authority and Optionee. The Authority and Optionee acknowledge and agree that Optionee will rely on title insurance with respect to its leasehold interest in the Property and its ownership interest in the Project.
- e. The Optionee will be responsible for all operating expenses of the Property, including insurance and all real estate taxes or payments in lieu of real estate taxes.
- f. Except as expressly set forth in the Lease, neither the Authority nor the Optionee will have the right to transfer or assign its rights under the Lease, except with the consent of the other and, if applicable, of HUD.
- g. Use of the Property will be the redevelopment, construction, and operation of affordable housing including units to be assisted under the HUD RAD/Section 18 program or otherwise.

4. Conditions. The Authority and the Optionee shall each be obligated to execute and deliver the Lease only upon the satisfaction of each of the following conditions:

- a. the Optionee shall have obtained any and all government approvals, licenses, permits and other approvals necessary for the development of the Project, including, without limitation, such approvals as may be required under the National Environmental Policy Act and regulations thereunder. Without limitation, Optionee and/or the Authority shall have completed any federally required environmental review and its request for release of federal funds has been approved (and upon compliance with any conditions of approval established by the Responsible Entity and/or HUD), unless it has been determined that the transfer is exempt from federal environmental review and a request for release of funds is not required.
- b. the Optionee shall have received an allocation of tax-exempt financing and/or LIHTC for the Project, facilitated the contribution of equity through the admission of an equity investor in the Owner Entity, and arranged debt financing that the parties agree are sufficient to develop the Property; and
- c. The Authority shall have received, on or before entering into the Lease, HUD's approval, if required, of the disposition of the Property, the conversion of assistance under the RAD program, and transactional documents including the form of the Lease.
- d. The property is encumbered by a DOT (in favor of HUD), which recording folio numbers can be found under Exhibit A. The proposed Ground Lease will include any HUD required model language. Neither Authority nor Optionee shall have any obligation to lease the land/property, and no transfer of a leasehold or fee title interest to Optionee may occur, unless and until HUD has provided a written notification that HUD has completed a Federally required environmental review and, subject to any other contingencies of that approval notification. Prior to execution of the Ground Lease or transfer of fee title, HUD's disposition approval under Section 18 or other pertinent statute must be obtained; any existing residents of dwelling units on the property must be relocated, as necessary and consistent with applicable relocation requirements, if required by HUD; any HUD approved demolition actions on the property must be completed.

5. Termination. In addition to the terms established on Section 2 above, the occurrence of any of the following shall give the Authority the right to terminate this Option to Ground Lease upon the terms and conditions set forth below:

- a. Optionee fails to exercise its intention to apply to the Florida Housing Finance Corporation ("FHFC") for tax-exempt bonds and/or low-income housing tax credits ("LIHTC").
- b. Institution of proceedings in voluntary bankruptcy by the Optionee.

- c. Institution of proceedings in involuntary bankruptcy against the Optionee if such proceedings continue for a period of Ninety (90) days or more.
 - d. Assignment of Lease by the Authority for the benefit of creditors.
 - e. A final determination of termination of this Option to Ground Lease in a court of law in favor of the Authority in litigation instituted by the Optionee against the Authority or brought by the Authority against Optionee.
 - f. Optionee's failure to cure, within thirty (30) days following Optionee's receipt of written notice from the Authority with respect to Optionee's failure to cure a condition posing a threat to health or safety of the public or patrons (or such longer period if the default is not capable of being cured in such 30 days period).
6. Debt Financing. The Optionee will be permitted to assign or encumber its leasehold interest under the Lease as security for debt financing for the Project. Such assignments or encumbrances will be subject to the approval of the Authority and, if applicable, HUD.
7. Restrictive Covenant. In the event Optionee receives an allocation of LIHTC or tax-exempt bonds, the Authority hereby agrees that in its capacity as ground lessor under the Lease it shall execute for recordation a Low-Income Housing Tax Credit restrictive covenant if and as required by FHFC.
8. HUD/RAD Requirements. The parties to this Option shall comply with all applicable HUD and RAD Requirements including any applicable use restrictions. This Option is subject to those regulations and required approvals including all those regulations and required HUD approvals, including those under the RAD program, as applicable.
9. URA Compliance. The Authority acknowledges that prior to entering into this Option:
- a. Optionee has represented that it does not have authority to acquire property by eminent domain.
 - b. Optionee has clearly advised the Authority that the Optionee is unable to acquire the property if negotiations fail to result in an agreement; and
 - c. Optionee has informed the Authority in writing of what it believes to be the market value of the Property; or, in the alternative, that the Option calls for a price to be set at a future date based on an appraisal of fair market value that will be made available to the Authority.
10. Conveyance "AS IS". The Authority will lease the Property to Optionee on an "AS IS, WHERE-IS, WITH ALL FLAWS" basis with no representations or warranties whatsoever regarding the Property.
11. License to Inspect. Prior to financial closing on the Development Phase, the Authority shall grant Optionee a license to go onto the Property (or so much of it as the Authority then controls) and conduct all such inspections and testing as is reasonably necessary for development of the Project, provided that:

a. The Authority is given at least 48 hours' prior notice in writing, where feasible, or such shorter notice as it reasonably agrees to, including a description of any inspections and testing to be performed.

b. all inspection and testing will be conducted in compliance with all applicable requirements and done in a manner to minimize any material interference with any tenant's use and enjoyment of the Property.

c. Optionee and its contractors shall carry the insurance reasonably required by the Authority (which insurance shall cover any investigation performed pursuant to this license) and shall provide the Authority with proof of coverage at the time of any request for access and shall name the Authority as an additional insured, as its interests may appear, on any such insurance.

d. unless due to the gross negligence or substantial misconduct of the Authority its commissioners, officers, agents, contractors or employees, Optionee shall defend, indemnify and hold the Authority, its commissioners, officers, agents, contractors or employees, and their successors and assigns, harmless against and from any and all liability, claim of liability or expense arising out of or in any way connected with (i) any default by Optionee in performing any of its obligations hereunder or in accordance with the applicable requirements, or (ii) any negligent, reckless or intentionally tortious act or omission of Optionee or any of its agents, contractors, servants or employees in exercising its rights hereunder, such indemnification obligation of Optionee to survive any expiration or termination of this Option; and

e. upon completion of any investigation or testing, Optionee shall return the Property to substantially the same condition as existed prior to Optionee undertaking such investigation or testing unless otherwise agreed in writing by the Authority, in which event Optionee agrees to accept the site at financial closing in such resulting condition and to restore the Property in the event Optionee fails to achieve financial closing, except as otherwise agreed to by the Authority in writing, such restoration obligation of Optionee to survive any expiration or termination of this Option.

12. Recordation. Neither this Option nor the Lease shall be recorded, but upon execution of the Lease a memorandum of the Lease shall be recorded in the appropriate office of public records. All costs of transfer and recordation will be borne by the Optionee as a Project expense, and not by the Authority.

13. Notices. Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing, signed by the party giving such notice, and shall be delivered in person or sent by registered or certified mail to the other party hereto. The date of personal delivery or the date of such mailing, as the case may be, shall be the date that such notice or election shall be deemed to have been given. For the purpose of this Option:

If to County:

Miami-Dade County
c/o Miami-Dade Public Housing and Community
Development
701 N.W. 1st Court, 16th Floor

Miami, Florida 33136
Attn: Clarence D. Brown, Interim Director

With a copy to: Miami-Dade County Attorney's Office
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128
Attn: Terrence A. Smith, Esq.
Assistant County Attorney

If to the Optionee:

161 NW 6th Street, Suite 1020
Miami, FL 33136
Attn: Kenneth Naylor

With a copy to: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, FL 33131
Attn: Richard A. Perez, Esq.

14. Choice of Law. This Option shall be governed by and construed in accordance with the laws of the State of Florida without regard to the conflicts of laws provision thereof. Any action or proceeding arising hereunder shall be brought in the State or Federal Courts in Miami-Dade County, Florida.

15. No Assignment. The Optionee shall not assign its interest in the Option without the prior written consent of the Authority.

16. Counterparts. This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts, and this Option shall be binding if each party shall have executed at least one counterpart. A fully executed facsimile or .PDF copy of this Option, a copy of this Option signed by DocuSign or similar service or transmitted electronically, shall be effective as an original for any and all purposes.

[signature page follow]

IN WITNESS WHEREOF, the parties herein have set their hands as of the day and year first above written.

COUNTY:

MIAMI-DADE COUNTY, a political subdivision
of the State of Florida

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of [____], by [____],
[____] of Miami-Dade County, a political subdivision of the State of Florida.

Notary Public, State of Florida

Print, Type or Stamp Name

Personally Known____ or Produced Identification____
Type of Identification Produced_____

OPTIONEE:

[_____]

By: _____

Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 202__, by [_____,
[_____] of [_____] a [_____].

Notary Public, State of Florida

Print, Type or Stamp Name

Personally Known____ or Produced Identification____

Type of Identification Produced_____

Exhibit A

Property

Exhibit L

Form of Estoppel

RECORDING REQUESTED BY AND
WHEN RECORDING MAIL TO:

**ESTOPPEL CERTIFICATE AND
LEASEHOLD MORTGAGE RECOGNITION AGREEMENT**

THIS ESTOPPEL CERTIFICATE AND LEASEHOLD MORTGAGE RECOGNITION AGREEMENT (this "**Agreement**") is entered into this [] day of [], 20[] by and among (i) [] (together with its successors and/or assigns, the "**Senior Lender**"), (ii) MIAMI-DADE COUNTY, FLORIDA, a political subdivision of the State of Florida, through the Department of Housing and Community Development (the "**Landlord**"), (iii) [], a [] ("**Tenant**" or "**Borrower**"), and (iv) [], a [] (the "**Permanent Lender**").

Recitals

A. The Landlord and Tenant entered into that certain Phase Ground Lease, dated as of [] (the "**Ground Lease**"), with respect to such property as more fully described in Exhibit A attached hereto (the "**Premises**").

B. Pursuant to that certain [] ("**Loan Agreement**"), the Senior Lender has agreed to make a construction loan to Tenant in the principal amount of approximately [] (the "**First Mortgage Loan**").

C. The proceeds of the First Mortgage Loan will be used by the Borrower to finance, in part, the development, construction and operation of [] located on the Premises.

D. The First Mortgage Loan is or will be secured by the First Mortgage (as defined herein) on the Premises.

E. The Senior Lender has agreed to make the First Mortgage Loan so long as (a) the Landlord agrees not to disturb the tenancy of the Tenant in and to the Premises and the interest of Senior Lender in the Premises pursuant to the First Mortgage and this Agreement and (b) the rights of Landlord with respect to the Ground Lease are subject in all respects to the terms and conditions contained in this Agreement.

J. Upon satisfaction of all conditions set forth in the loan commitment letter dated March 26, 2018 (the "**Commitment Letter**") from Permanent Lender to the Tenant, the Permanent Loan, as defined in the Commitment Letter (the "**Permanent Loan**"), will be originated and all the terms and covenants of this Agreement shall inure to the benefit of the Permanent Lender, as the lender of the Permanent Loan and any assignee of the Permanent Loan, all references to the First Mortgage Loan, the First Mortgage Note, the First Mortgage and the First Mortgage Loan Documents shall mean, respectively, the Permanent Loan, the Permanent Note, the Permanent

Mortgage and the Permanent Loan Documents, and all references herein to Senior Lender shall thereafter mean and refer to the Permanent Lender.

NOW, THEREFORE, in consideration thereof, the parties hereto hereby agree as follows:

1. Definitions.

For purposes of this Agreement the following terms have the respective meanings set forth below. The parties hereto agree that each of the Recitals to this Agreement shall be incorporated by this reference and form a part of this Agreement. Each capitalized term used herein and not otherwise defined shall have the meaning provided therefor in the Loan Agreement, unless the context otherwise requires. Each document referred to in this Agreement shall mean each such document as it may be amended, restated, modified or supplemented from time to time.

"Agreement" shall have the meaning ascribed in the preamble to this Agreement.

"Business Day" means any day other than Saturday, Sunday or a day on which the Senior Lender is not open for business.

"Commitment Letter" has the meaning set forth in the recitals to this Agreement.

"First Mortgage" means the [_____], dated as of the date of closing of the First Mortgage Loan (the **"Closing Date"**), executed by the Borrower, as grantor, to the Senior Lender; and following origination of the Permanent Loan, means the Permanent Mortgage.

"First Mortgage Loan" has the meaning set forth in the recitals to this Agreement.

"First Mortgage Loan Default" means the occurrence of a "Default" or an "Event of Default" as that term is defined in any of the First Mortgage Loan Documents.

"First Mortgage Loan Documents" initially means the Loan Documents, as defined in the Loan Agreement; and following the origination of the Permanent Loan, means the Permanent Loan Documents.

"First Mortgage Note" means the Promissory Note Secured by Mortgage (Construction Loan), dated as of the Closing Date, from Borrower to the Senior Lender; and following the origination of the Permanent Loan, means the Permanent Note.

"Ground Lease" has the meaning set forth in the recitals to this Agreement.

"Investor" means [_____], a [_____], and its successors and assigns, as the investor limited partner of Tenant.

"Landlord" shall have the meaning ascribed in the preamble to this Agreement.

"Loan Agreement" has the meaning set forth in the recitals to this Agreement.

"New Tenant" shall have the meaning ascribed in Section 4 of this Agreement.

"Permanent Lender" shall have the meaning ascribed in the preamble of this Agreement.

"Permanent Loan" has the meaning set forth in the recitals to this Agreement.

"Permanent Mortgage" means that certain [] delivered by Borrower to Senior Lender and encumbering the Premises to secure the obligations of Borrower under the Permanent Note and the Permanent Loan Documents.

"Permanent Loan Documents" means the Commitment Letter, Permanent Mortgage, Permanent Note and all other documents evidencing, security or otherwise executed and delivered in connection with the Permanent Loan.

"Permanent Note" means the Note, from Borrower to Permanent Lender, to evidence the Permanent Loan.

"Person" means an individual, estate, trust, partnership, corporation, limited liability company, limited liability partnership, governmental department or agency or any other entity which has the legal capacity to own property.

"Premises" shall have the meaning assigned in the recitals.

"Project" shall have the meaning assigned in the Ground Lease.

"Senior Lender" means the Person named as such in the first paragraph on page 1 of this Agreement. When any other Person becomes the legal holder of the First Mortgage Note, such other Person shall automatically become the Senior Lender.

"Tenant" or **"Borrower"** shall have the meaning ascribed in the preamble.

2. Notice, Agreements, Events of Default and Cure Rights.

(a) This Agreement shall constitute notice to Landlord pursuant to the Ground Lease of (i) the First Mortgage and the other First Mortgage Loan Documents and (ii) the Permanent Mortgage and the other Permanent Loan Mortgage Documents.

(b) By execution of this Agreement, Landlord (i) acknowledges and reaffirms the terms and conditions of the Ground Lease relating to the granting by Tenant of a Permitted Leasehold Mortgage (as defined in the Ground Lease), (ii) acknowledges and agrees that the First Mortgage and Permanent Mortgage each constitute a Permitted Leasehold Mortgage pursuant to and as defined in the Ground Lease and that Senior Lender constitutes the Permitted Leasehold Mortgagee (as defined in the Ground Lease) thereunder, (iii) hereby approves the First Mortgage and the Permanent Mortgage and the terms and conditions contained therein, and (iv) agrees to not amend the Ground Lease in any way that would adversely affect the rights or interests of Tenant in the Premises or Senior Lender with respect to the First Mortgage or the Permanent Mortgage.

(c) The parties hereto acknowledge and agree that the terms and conditions of Section 8.9 of the Ground Lease apply to the First Mortgage and the other First Mortgage Loan Documents and the Permanent Mortgage and the other Permanent Mortgage Loan Documents.

(d) The parties hereto agree that Investor (i) shall receive copies of any default or other notices sent to Tenant under the Ground Lease or sent under this Agreement; and (ii) shall have the right, but not the obligation, to cure any default by Tenant under the Ground Lease in the same manner that such right is granted to Tenant.

3. Scope of Tenant's Obligations; Acknowledgments

(a) The Landlord and Tenant agree that the obligations of the Tenant under the Ground Lease to perform obligations thereunder are limited to performance of those obligations under the Ground Lease related to the possession, control, development, use and description of the portion of the Project that will be located on the Premises and no others. The Tenant shall have no obligation to construct, maintain or share in the cost of any aspect of the Project which is not located on the Premises. The provisions of this Section 3(a) shall remain in effect throughout the term of this Agreement and the Ground Lease.

(b) Landlord hereby certifies and agrees, to the best of Landlord's knowledge, as follows:

(i) The Tenant is the tenant under the Ground Lease. The Landlord is the owner, in fee simple, of the Premises and has the full authority to enter into the Ground Lease with Tenant.

(ii) As of the date hereof: (a) the Ground Lease is in full force and effect and has not been terminated, amended, modified, supplemented, superseded or assigned by the Landlord, and Landlord has received no notice of any such assignment by Tenant; (b) the Ground Lease contains all of the agreements between the Landlord and the Tenant relating to the Premises; (c) the Landlord has not delivered or received any notices of default under the Ground Lease that has not been cured or settled; (d) to the Landlord's knowledge, there are no violations of, or defaults under, the Ground Lease; and (e) to the knowledge of the Landlord, no event has occurred which with the giving of notice or the lapse of time, or both, would constitute a default under the Ground Lease.

(iii) The Term of the Lease is [] commencing on [];

(iv) As of the date hereof, there are no charges which the Landlord, its successors or assigns, claim to be additional liens upon the Premises; and

(v) All approvals by the Landlord required for the execution and delivery of this Estoppel Certificate and Leasehold Mortgage Recognition Agreement have been obtained.

4. Attornment.

(a) Landlord covenants and agrees that in the event of foreclosure of the First Mortgage or the Permanent Mortgage, whether by power of sale or by court action, or upon a transfer of the Premises by conveyance in lieu of foreclosure (the purchaser at foreclosure or the transferee in lieu of foreclosure, including Senior Lender if it is such purchaser or transferee, being herein called “**New Tenant**”), Landlord shall attorn to the New Tenant, and shall agree that the Ground Lease shall continue in full force and effect as a direct lease between Landlord and New Tenant upon all of the terms, covenants, conditions and agreements set forth in the Ground Lease and this Agreement, except for provisions which are impossible for New Tenant to perform; provided, however, that in no event shall the New Tenant be:

(i) liable for any act, omission, default, misrepresentation, or breach of warranty, of any previous landlord (including Landlord) or obligations accruing prior to New Owner's actual ownership of the Premises;

(ii) subject to any offset, defense, claim or counterclaim which Tenant might be entitled to assert against any previous landlord (including Landlord);

(iii) bound by any payment of rent, additional rent or other payments, made by Tenant to any previous landlord (including Landlord) for more than one (1) month in advance;

(iv) bound by any amendment, or modification of the Ground Lease hereafter made, or consent by any previous landlord (including Landlord) under the Ground Lease to any assignment or sublease hereafter granted, without the written consent of Senior Lender; or

(v) bound by any option to purchase or right of first refusal with respect to the Premises.

(b) The provisions of this Agreement regarding attornment by Landlord shall be self-operative and effective without the necessity of execution of any new lease or other document on the part of any party hereto or the respective heirs, legal representatives, successors or assigns of any such party. Landlord agrees, however, to execute and deliver at any time and from time to time, upon the request of Senior Lender or of any holder(s) of any of the indebtedness or other obligations secured by the First Mortgage or the Permanent Mortgage, any instrument or certificate which, in the reasonable judgment of Senior Lender or of such holder(s), may be necessary or appropriate in any such foreclosure proceeding or otherwise to evidence such attornment, including, if requested, a new lease of the Premises on the same terms and conditions as the Ground Lease for the then unexpired term of the Ground Lease.

5. Affordable Housing Units; Capitalized Payment; Plans and Specifications. Landlord hereby agrees that, notwithstanding any inconsistency with the Ground Lease or any

other agreements related to the Development of the Project, Tenant shall be obligated to undertaking the following obligations:

- (a) construct [] affordable housing units;
- (b) pay a Capitalized Payment of []; and
- (c) complete the following community benefits:

[]
[]
[]

Landlord hereby acknowledges that all necessary approvals of the plans and specification for the construction contemplated for the Premises have been reviewed and approved by the Landlord in the manner required pursuant to the Ground Lease.

6. Commencement Date.

[Landlord agrees that, notwithstanding the provisions of Section 8(h)(i)1 of the Ground Lease, the Tenant must commence construction of the development contemplated for the Premises by [], as may be extended by any reasonable period necessary for such completion. Landlord agrees that the provisions of Section 8(h)(i)2 requiring the Tenant to complete the development on the Premises within twenty four (24) months after completion of the prior Phase shall be of no force and effect.]¹

[Landlord agrees that, notwithstanding the provisions of Section 8(h) of the Ground Lease, the Tenant must commence construction of the development contemplated for the Premises [], as may be extended by any reasonable period necessary for such completion. Landlord agrees that the provisions of Section 8(h)(i) the Tenant to complete the development of the first Phase of development on the Premises within twelve (12) months after securing gap financing shall be of no force and effect.]²

7. Ownership.

Landlord agrees that, subject to the requirement for the Tenant to pay rent to the Landlord in accordance with the Ground Lease, with respect to Premises, (i) Tenant shall have the exclusive right to deduct, claim, retain and enjoy any and all rental income, appreciation gain, depreciation, amortization and tax credits for federal and state tax purposes relating to all Improvements (as defined in the Ground Lease) on the Premises and any and all additions thereto, substitutions therefor, fixtures therein and other property relating thereto and (ii) Landlord shall treat Tenant as the tax owner of all Improvements on the Premises for federal income tax purposes and neither shall file any tax returns inconsistent with this treatment.

¹ Note to Draft: This provision applies only to the first Phase of development on the Premises.

² Note to Draft: This provision applies only to any subsequent Phase of development on the Premises.

8. Transfer of Interests.

Landlord and Tenant confirm that no prior consent of either Landlord or Tenant shall be required for (i) Investor's transfer of limited partner interest in the Ground Lease or (ii) the Investor's removal and substitution of Tenant's general partner in accordance with the Operating Agreement.

9. Condemnation.

Landlord and Tenant agree not to consent to a Taking (as defined in the Ground Lease) without the prior written consent of the Investor.

10. Termination of Ground Lease.

(a) Landlord acknowledges receipt of Tenant's full payment of the Capitalized Payment due under Section 3.2 of the Ground Lease.

(b) Without the prior written consent of Investor and Senior Lender, Tenant agrees not to exercise its right to terminate the Ground Lease.

11. Conflict.

The parties hereto each hereby agree that, in the event of any conflict or inconsistency between the terms of the Ground Lease and this Agreement, the terms of this Agreement shall govern and control. Borrower acknowledges that the terms and provisions of this Agreement shall not, and shall not be deemed to extend Borrower's time to cure any First Mortgage Loan Default; give the Borrower the right to notice of any First Mortgage Loan Default other than that, if any, provided, under the First Mortgage Loan Documents; or create any other right or benefit for Borrower as against Senior Lender.

12. Notices.

Each notice, request, demand, consent, approval or other communication (hereinafter in this Section referred to collectively as "notices" and referred to singly as a "notice") required or permitted pursuant to or contemplated by this Agreement shall be in writing and shall be deemed to have been duly and sufficiently given if: (a) personally delivered with proof of delivery thereof (any notice so delivered shall be deemed to have been received at the time so delivered); or (b) sent by Federal Express (or other similar national overnight courier) designating early morning delivery (any notice so delivered shall be deemed to have been received on the next Business Day following receipt by the courier); or (c) sent by United States registered or certified mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States Postal Service (any notice so sent shall be deemed to have been received two days after mailing in the United States), addressed to the respective parties as follows:

SENIOR LENDER:

[
]

[_____]

With a copy to (which shall not constitute notice hereunder):

[_____]

[_____]

[_____]

LANDLORD:

Miami-Dade County, Florida
111 N.W. First Street
Miami, FL 33128
Attention: County Mayor

With a copy to (which shall not constitute notice hereunder):

Office of the County Attorney
111 NW First Street, Suite 2810
Miami, FL 33128
Attention: [_____]

With a copy to (which shall not constitute notice hereunder):

Public Housing and Community Development
701 NW 1st Court, 16th Floor
Miami, FL 33136
Attention: Department Director

And a copy to:

Department of Transportation & Public Works
701 NW 1st Court, 17th Floor
Miami, FL 33136

BORROWER:

[_____]

2950 S.W. 27th Avenue
Suite 200
Miami, FL 33133
Attention: Michael Fincher

With a copy to:

[_____]
[_____]
[_____]

and

INVESTOR:

[_____]
[_____]
[_____]

PERMANENT LENDER:

[_____]
[_____]
[_____]

Either party may, by notice given pursuant to this Section, change the person or persons and/or address or addresses, or designate an additional person or persons or an additional address or addresses for its notices, but notice of a change of address shall only be effective upon receipt.

13. General.

(a) **Assignment/Successors.** This Agreement shall be binding upon the parties hereto and shall inure to the benefit of their respective successors and assigns.

(b) **No Partnership or Joint Venture.** None of the parties hereto shall hold itself out as a partner, agent or affiliate of any other party hereto.

(c) **Senior Lender's Consent.** Wherever the Senior Lender's consent or approval is required by any provision of this Agreement, such consent or approval may be granted or denied by the Senior Lender in its sole and absolute discretion, unless otherwise expressly provided in this Agreement.

(d) **Further Assurances.** The parties hereto each agree, at the Borrower's expense, to execute and deliver all additional instruments and/or documents reasonably required by any other party to this Agreement in order to further evidence the intent of this Agreement.

(e) **Amendment.** This Agreement shall not be amended except by written instrument signed by all parties hereto.

(f) **Governing Law.** This Agreement shall be governed by the laws of the State in which the Premises is located. Any dispute arising under, in connection with or related to this Agreement or related to any matter which is the subject of this Agreement

shall be subject to the exclusive jurisdiction of the state and/or federal courts located in Miami-Dade County, Florida.

(g) **Severable Provisions.** If any provision of this Agreement shall be invalid or unenforceable to any extent, then the other provisions of this Agreement, shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

(h) **Term.** Except as otherwise provided herein, this Agreement shall remain in full force and effect for so long as any amounts remain owing under or any obligation is outstanding under any of the First Mortgage Loan Documents or any Permanent Loan Documents.

(i) **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall together constitute one and the same instrument.

14. No Liability of Senior Lender. The execution and delivery of the First Mortgage and the First Mortgage Loan Documents and/or the Permanent Mortgage and the Permanent Mortgage Loan Documents shall not operate to make Senior Lender liable for the performance of the covenants or obligations of Tenant under the Ground Lease, except if Senior Lender owns or is in possession of the Premises due to the exercise of its rights under the First Mortgage or the Permanent Mortgage and only during its period of such ownership or possession.

15. Third Party Beneficiary. The parties hereto agree that this Agreement shall inure to the benefit of the Investor. There are no other third-party beneficiaries under this Agreement.

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

SENIOR LENDER:

[_____]

By: _____

Name: _____

STATE OF _____)
)
COUNTY OF _____) ss.

I, _____, a Notary Public, certify that [_____] personally came before me this day and acknowledged that he is a [_____] of [_____] a [_____] and that he, as [_____] being authorized to do so, executed the foregoing on behalf of [_____].

WITNESS my hand and official seal the _____ day of _____, 20__.

(SEAL)

Notary Public

My commission expires:

[Signature Page to Estoppel Certificate and Leasehold Mortgage Recognition Agreement]

LANDLORD:
MIAMI-DADE COUNTY, FLORIDA, a
political subdivision of the State of Florida

By: _____
Name: _____
Title: _____

Approved as to form:

By: _____
Assistant County Attorney

ATTEST:

HARVEY RUVIN, CLERK

By: _____
DEPUTY CLERK

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by _____, the _____ of Miami-Dade County, a political subdivision of the State of Florida. He/she is personally known to me or has produced _____ as identification.
(SEAL)

Notary Public
My commission expires:

[Signature Page to Estoppel Certificate]

TENANT AND BORROWER:

[_____]

By: [_____] , as manager

By: _____

Name: _____

Title: _____

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018 by
[_____] , [_____] of [_____] , the manager of
[_____]. He is personally known to me or has produced
_____ as identification.

(SEAL)

Notary Public

My commission expires:

[_____]

STATE OF _____)
)
COUNTY OF _____) ss.

WITNESS my hand and official seal the _____ day of _____, 20__.

(SEAL)

Notary Public
My commission expires:

EXHIBIT A

DESCRIPTION OF PREMISES

Exhibit M

Legal Description

<i>Perrine Gardens</i>			
Folio Number:	Legal Description:	Folio Number:	Legal Description:
30-5032-035-0010	32 55 40 13.52 AC PERRINE GDNS SUB NO 2 PB 100-30 TRACT 'B' LOT SIZE 588931 SQ FT	30-5032-035-0020	32 55 40 3.16 AC M/L PERRINE GDNS SUB NO 2 PB 100-30 TRACT 'C' LOT SIZE 137649 SQ FT
30-5032-036-0070	PERRINE HOUSING PROJECT PB 102-16 LOT 7 BLK 1 LOT SIZE 100.000 X 140	30-5032-036-0060	PERRINE HOUSING PROJECT PB 102-16 LOT 6 BLK 1 LOT SIZE 100.000 X 142
30-5032-036-0050	PERRINE HOUSING PROJECT PB 102-16 LOT 5 BLK 1 LOT SIZE 100.000 X 141	30-5032-036-0080	PERRINE HOUSING PROJECT PB 102-16 LOT 8 BLK 1 LOT SIZE 100.000 X 140
30-5032-036-0040	PERRINE HOUSING PROJECT PB 102-16 LOT 4 BLK 1 LOT SIZE 100.000 X 141	30-5032-036-0090	PERRINE HOUSING PROJECT PB 102-16 LOT 9 BLK 1 LOT SIZE 100.000 X 140
30-5032-036-0030	PERRINE HOUSING PROJECT PB 102-16 LOT 3 BLK 1 LOT SIZE 100.000 X 141	30-5032-036-0100	PERRINE HOUSING PROJECT PB 102-16 LOT 10 BLK 1 LOT SIZE 100.000 X 140
30-5032-036-0020	PERRINE HOUSING PROJECT PB 102-16 LOT 2 BLK 1 LOT SIZE 100.000 X 141	30-5032-036-0110	PERRINE HOUSING PROJECT PB 102-16 LOT 11 BLK 1 LOT SIZE 100.000 X 140
30-5032-036-0120	PERRINE HOUSING PROJECT PB 102-16 LOT 12 BLK 1 LOT SIZE 100.480 X 140		

<i>Perrine Villas</i>	
Folio Number:	Legal Description:
30-5032-004-0600	MAP OF PERRINE PB B-79 LOTS 4 THRU 9 LESS SELV5FT OF LOTS 6 & 7 BLK 10 LOT SIZE 85550 SQ FT

Exhibit N

E-Verify Requirements

By entering into this Contract, the Developer and Owner Affiliated Entity and its Subcontractors are jointly and severally obligated to comply with the provisions of Section 448.095, Florida Statutes, as amended, titled "Employment Eligibility." The Developer and Owner Affiliated Entity affirms that (a) it has registered and uses the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the Developer and Owner Affiliated Entity; (b) it has required all Subcontractors to this Contract to register and use the E-Verify system to verify the work authorization status of all new employees of the Subcontractor; (c) it has an affidavit from all Subcontractors to this Contract attesting that the Subcontractor does not employ, contract with, or subcontract with, unauthorized aliens; and (d) it shall maintain copies of any such affidavits for duration of the Contract.

If County has a good faith belief that Developer and Owner Affiliated Entity has knowingly violated Section 448.09(1), Florida Statutes, then County shall terminate this contract in accordance with Section 448.095(5)(c), Florida Statutes. In the event of such termination the Developer and Owner Affiliated Entity agrees and acknowledges that it may not be awarded a public contract for at least one (1) year from the date of such termination and that Developer and Owner Affiliated Entity shall be liable for any additional costs incurred by the County because of such termination.

In addition, if County has a good faith belief that a Subcontractor has knowingly violated any provisions of Sections 448.09(1) or 448.095, Florida Statutes, but Developer and Owner Affiliated Entity has otherwise complied with its requirements under those statutes, then Developer and Owner Affiliated Entity agrees that it shall terminate its contract with the Subcontractor upon receipt of notice from the County of such violation by Subcontractor in accordance with Section 448.095(5)(c), Florida Statutes.

Any challenge to termination under this provision must be filed in the Circuit or County Court by the County, Developer, Owner Affiliated Entity or Subcontractor no later than twenty (20) calendar days after the date of contract termination. Public and private employers must enroll in the E-Verify System (<http://www.uscis.gov/e-verify>) and retain the I-9 Forms for inspection.